



City of Greensboro
City Council
Agenda Item

TITLE: Resolution honoring the memory of the late Ruth Louise Parker Rideout

| | |
|--|--|
| Department: Council | Current Date: April 20, 2006 |
| Contact 1: Councilmember Johnson | Public Hearing: |
| Phone: | Advertising Date: |
| Contact 2: | Advertised By: |
| Phone: | Authorized Signature: <i>Juanita F. Cooper</i> |
| Attachments: Resolution honoring the memory of the late Ruth Louise Parker Rideout | |

PURPOSE Councilmember Johnson requested that a resolution be prepared honoring the memory of the late Ruth Louise Parker Rideout.

RECOMMENDATION/ACTION REQUESTED The City Council is requested to adopt a resolution honoring the memory of the late Ruth Louise Parker Rideout.

RESOLUTION HONORING THE MEMORY OF THE LATE RUTH LOUISE
PARKER RIDEOUT

WHEREAS, on April 7, 2006, this community lost one of its outstanding community leaders with the death of the late Ruth Louise Parker Rideout;

WHEREAS, Ruth Louise Parker Rideout, a native of Augusta, Georgia, attended Pace University in New York and began working at Western Electric before transferring to Greensboro where she later retired from AT&T;

WHEREAS, she earned her B.A. degree from Greensboro College and later went on to the University of North Carolina in Greensboro to earn her Master of Arts Degree in Professional Counseling;

WHEREAS, wanting to help others, Ruth founded and was CEO of "Faith Matters" a not-for-profit mentoring organization which continues to grow and which mainstreams women into the current day work place;

WHEREAS, Ruth was a member of St. Matthews United Methodist Church where she served on various committees including the United Methodist Women, The Family Enrichment Program and the Committee on Higher Education as well as serving as Assistant Dean for The School of Christian Mission, for the Western North Carolina Annual Conference;

WHEREAS, other organizations that Ruth was involved in include past President of Democratic Women of Guilford County (DWGC), a member of the NAACP, a Friend of Planned Parenthood, a member of Eta Phi Beta Sorority, Inc. – Gamma Lambda Chapter, New Outlook Pioneers and the Alliance of Black Telecommunications Employees;

WHEREAS, the City Council wishes to express its sense of loss and its sincere appreciation and gratitude for the many years of dedicated public service rendered by Ruth Louise Parker Rideout, the outstanding contributions she has made to the community, and the legacy she leaves.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. That the City Council hereby expresses, on behalf of the citizens of Greensboro, a deep sense of loss and a feeling of respect and gratitude for the life of Ruth Louise Parker Rideout.
2. That a copy of this resolution shall be delivered to the family of the late Ruth Louise Parker Rideout as a symbol of the gratitude of the people of Greensboro for his many contributions to this community.



City of Greensboro
City Council
Agenda Item

| | |
|---|--|
| TITLE: Resolution honoring the memory of the late William Edward Reed | |
| Department: Council | Current Date: April 20, 2006 |
| Contact 1: Councilmember Johnson | Public Hearing: |
| Phone: | Advertising Date: |
| Contact 2: | Advertised By: |
| Phone: | Authorized Signature: <i>Juanita F. Cooper</i> |
| Attachments: Resolution honoring the memory of the late William Edward Reed | |

PURPOSE Councilmember Johnson requested that a resolution be prepared honoring the memory of the late William Edward Reed.

RECOMMENDATION/ACTION REQUESTED The City Council is requested to adopt a resolution honoring the memory of the late William Edward Reed.

RESOLUTION HONORING THE MEMORY OF THE LATE WILLIAM EDWARD REED

WHEREAS, on April 12, 2006, this community lost one of its outstanding community leaders with the death of the late William Edward Reed at the age of 91;

WHEREAS, William Edward Reed, a native of Columbia, Louisiana, received his B.S. degree in Agriculture and Science from Southern University, Baton Rouge, Louisiana, in 1937, received a M.S. degree in Soil Fertility from Iowa State University in 1941 and his Ph.D. in Soil Chemistry with Physiology and Crop Production was conferred by Cornell University in 1946;

WHEREAS, between 1936 and 1947, Dr. Reed served as a Technician with the Soil Conservation Service, Bossier and Caddo Parishes, Louisiana, a County Agricultural Agent, Louisiana State University, Cooperative Agricultural and Home Economic Extension Service in East Feliciana Parish, Clinton, Louisiana and as an instructor in Agronomy and Chemistry at Southern University, Baton Rouge;

WHEREAS, his career included employment by the U.S. Department of State as an Agricultural Research Specialist for the Economic Mission to the Republic of Liberia from January, 1947 to June, 1949 where he walked and traveled throughout Liberia for research published in 1951 by the U.S. Department of Agriculture;

WHEREAS, Dr. Reed served as the Dean of the School of Agriculture at the Agricultural & Technical College, Greensboro, North Carolina from June 1949 to June 1961 during which time he took a two year leave of absence to serve as the Chief of Party, International Cooperation Administration, International Development Services, contract team to Ghana;

WHEREAS, as a member of the U.S. Foreign Service from 1961 to 1972 he held the position of the Assistant Director for Western Nigeria, U.S. Agency for International Development, U.S. Department of State in Ibadan, Nigeria and as the Deputy Mission Director to Ethiopia for the U.S. Agency for International Development in Ethiopia;

WHEREAS, Dr. Reed completed his extensive career in Greensboro where he held the positions of Officer in Residence for the U.S. Agency for International Development, Special Assistant to the Chancellor for International Programs and Director of International Programs, Associate Dean for Research and Special Programs at North Carolina Agricultural & Technical State University;

WHEREAS, some of the numerous organizations and professional societies he was a member of include Omega Psi Phi, Sigma Pi Phi, Phi Kappa Phi, Sigma Xi and Beta Kappa Chi;

WHEREAS, Dr. Reed was also a member of the State Committee on Resource Use Education at Southern University, the Mayor's Advisory Committee on Interracial

Problems, Chairman, State Rural Progress Campaign Committee and a member of a twelve person delegation tour of Russia;

WHEREAS, the City Council wishes to express its sense of loss and its sincere appreciation and gratitude for the many years of dedicated public service rendered by William Edward Reed, the outstanding contributions he has made to the community, and the legacy he leaves.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. That the City Council hereby expresses, on behalf of the citizens of Greensboro, a deep sense of loss and a feeling of respect and gratitude for the life of William Edward Reed.
2. That a copy of this resolution shall be delivered to the family of the late William Edward Reed as a symbol of the gratitude of the people of Greensboro for his many contributions to this community.



City of Greensboro
City Council
Agenda Item

TITLE: North of Ballinger Road, West of Fleming Road and South of Old Oak Ridge Road

Department: Planning Department

Current Date: April 19, 2006

Contact 1: Richard Hails

Public Hearing: May 2, 2006

Phone: 373-2922

Advertising Date: April 20 and 27, 2006

Contact 2: Bill Ruska

Advertised By: City Clerk

Phone: 373-2748

Authorized Signature: *RW Hails*

Attachments: Attachment A: Vicinity Map (PL(Z) 06-22)
Attachment B: Minutes of April 10, 2006 Zoning Commission Meeting
Attachment C: Zoning Staff Report

PURPOSE:

The City of Greensboro on behalf of Emily and Max Ballinger applied for the establishment of original zoning from County Zoning RS-40 Residential Single Family to City Zoning Agricultural for property located north of Ballinger Road, west of Fleming Road and south of Old Oak Ridge Road. The Zoning Commission considered this application on April 10, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 8 to 0 to recommend approval of this request.

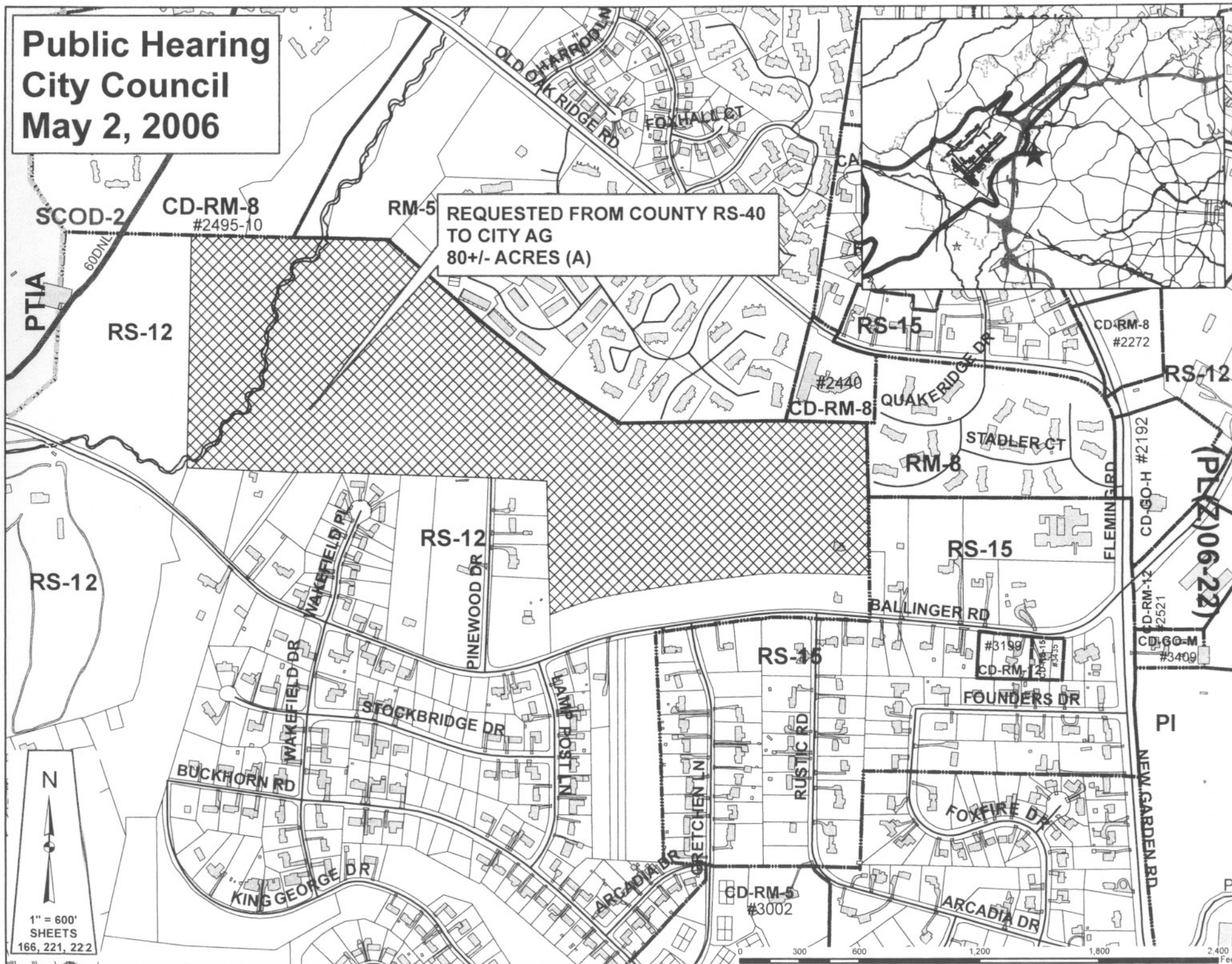
There was one speaker in favor of and no speakers in opposition to this proposal (see Attachment B: Minutes of April 10, 2006 Zoning Commission Meeting).

A vicinity map of the proposed original zoning is attached along with a copy of the Zoning Staff Report.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of this ordinance.

**Public Hearing
City Council
May 2, 2006**



ATTACHMENT B

MINUTES OF APRIL 10, 2006 ZONING COMMISSION MEETING (PL(Z) 06-22)

Mr. Ruska presented a map showing the subject property, as well as surrounding properties. He also presented slides of the subject property and noted issues in the staff report.

Chair Wolf opened the public hearing.

Jonathan Ballinger, 6308 Ballinger Road, represented his family. This property is a Bicentennial farm and is registered as a bona fide farm with the state. They have farm equipment as well as farm animals and have been agricultural for at least 250 years and wish to stay that way. The City wants to annex the farm. As part of the agreement, they were to help keep it as agricultural. They have no plans to develop the property. He presented some pictures of the farm.

There was no one present to speak in opposition to the request. Chair Wolf closed the public hearing.

Mr. Hails said this is a result from Superior Court actoin. The merits of the land uses and other matters were worked out in an agreement. The City is following through on its portion of the agreement. Staff recommends approval of the request.

Mr. Schneider said the Greensboro Zoning Commission believes that its action to approve the zoning agreement located north of Ballinger Road from County Zoning RS-40 to City Zoning Agricultural, to

be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: It promotes a sound sustainable pattern of land use for development at the fringe and continued to link City-initiated annexations and approvals of annexation petitions to water/sewer extension policies regarding designated growth areas. Mr. Gilmer seconded the motion. The Commission voted unanimously 8-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Spangler, Wright. Nays: None.)

**Attachment C
(PL(Z) 06-22)**

**City of Greensboro Planning Department
Zoning Staff Report
April 10, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: A
Location: North of Ballinger Road, West of Fleming Road and South of Old Oak Ridge Road

Applicant: City of Greensboro
Owner: Emily R. and Max D. Ballinger

From: County RS-40
To: City AG

Conditions: N/A

| SITE INFORMATION | |
|------------------------------------|--|
| Maximum Developable Units | N/A |
| Net Density | N/A |
| Existing Land Use | Undeveloped |
| Acreage | 80± |
| Physical Characteristics | <i>Topography:</i> Rolling <i>Vegetation:</i> Wooded / Open Fields <i>Other:</i> N/A |
| Overlay Districts | N/A |
| Historic District/Resources | N/A |
| Generalized Future Land Use | Low Residential |
| Other | N/A |

| SURROUNDING ZONING AND LAND USE | | |
|---------------------------------|--|-------------------|
| Location | Land Use | Zoning |
| <i>North</i> | Greensboro Manor Assisted Living / Oak Ridge Meadows Townhomes | RM-5 / CD-RM-8 |
| <i>South</i> | Single Family | RS-12 |
| <i>East</i> | Single Family / Stadler Place Apartments | RS-15 / RM-8 |
| <i>West</i> | Undeveloped | RS-12 |

| ZONING HISTORY | | |
|-----------------------|-------------|---|
| Case # | Year | Request Summary |
| 2495 | 1996 | The area surrounding this property was annexed effective June 30, 1996. However, the subject property has remained under the County zoning jurisdiction up to the present time. |

| DIFFERENCES BETWEEN RS-40 (EXISTING) AND AG (PROPOSED) ZONING DISTRICTS |
|---|
| RS-40: Primarily intended to accommodate single family detached dwellings on large lots and is intended solely for properties having one or more of the following characteristics: (a) Lies within the 60 DNL noise contour; (b) Lies in a public water supply watershed and where an outfall to provide public sewer service is not available; or (c) Lies in a portion of a watershed critical area to which an outfall to provide sewer service has been made available pursuant to an agreement, approved by the City and by another governmental jurisdiction, designed to limit development density to approximately that obtainable prior to sewer service. |
| AG: Primarily intended to accommodate uses of an agricultural nature including farm residences and farm tenant housing. It also accommodates scattered nonfarm residences on large tracts of land. It is not intended for major residential subdivisions. |

| TRANSPORTATION | |
|------------------------------|------|
| Street Classification | N/A. |
| Site Access | N/A. |
| Traffic Counts | N/A. |
| Trip Generation | N/A. |
| Sidewalks | N/A. |
| Transit | N/A. |
| Traffic Impact Study | N/A. |
| Street Connectivity | N/A. |
| Other | N/A. |

| ENVIRONMENTAL REVIEW | |
|-------------------------------|---|
| Water Supply Watershed | Yes, Site drains to Greensboro watershed WS III |
| Floodplains | Floodplain and Floodway onsite. No development including fill is allowed within the floodway. Any proposed structure must meet floodplain requirements. |
| Streams | Two perennial streams onsite, stream buffer requirements apply even though the site will not be developed. 30' buffer on each side of the stream is required. Buffer must be measured from top of bank. No new built upon area is allowed in the entire buffer. See ordinance 30-7-1.8 for buffer requirements. |
| Other | Possibility of wetlands onsite. Site will not be developed at this time but if in the future was to be developed site will have to meet watershed requirements. |

| LANDSCAPING REQUIREMENTS | |
|--------------------------|--------------------------------------|
| Location | Required Planting Yard Type and Rate |
| North | N/A |
| South | N/A |
| East | N/A |
| West | N/A |

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: This item results from an appeal to Superior Court on September 20, 1995 from the adoption of Annexation Ordinance 95-105 which was passed by the City Council on August 21, 1995. On March 11, 1997 an order was entered staying the operation of Ordinance 95-105 as it affected the subject property pending final outcome of review by the Court. The proposed zoning is the result of a settlement which has been reached in regard to this matter.

It was the specific intent of the settlement that the property owner will be able to continue to use the property as a farm for agricultural, forestry and horticultural purposes, in addition to all other uses permitted under the City's Agricultural zoning classification as long as such uses are consistent with local and State law.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.



City of Greensboro
City Council
Agenda Item

TITLE: Ordinance annexing territory to the corporate limits – 114.79 acres west of Pleasant Garden Road and north of new I-85

| | | | |
|--------------|--------------------------------|-----------------------|--------------------------------|
| Department: | Planning | Current Date: | 4/19/06 |
| Contact 1: | Alec MacIntosh | Public Hearing: | Yes, at 5/2/06 Council meeting |
| Phone: | 373-2747 | Advertising Date: | |
| Contact 2: | Dick Hails | Advertised By: | |
| Phone: | 373-2922 | Authorized Signature: | <i>Alexander Z. MacIntosh</i> |
| Attachments: | Attachment A: "PL(P)06-13" map | | |

PURPOSE:

J. Patrick and Dawn M. Short; Pleasant Garden Properties, LLC; and Charles E. and Annie P. Humble have petitioned the City for annexation of their properties located west of Pleasant Garden Road and north of new I-85. The City Council is required to hold a public hearing on this petition before considering its adoption.

BACKGROUND:

This property abuts the primary city limits on its west side. It also abuts a previous satellite annexation, a portion of the southern and eastern Urban Loop Thoroughfare (new I-85). If this property is annexed, it will link the primary city limits to a series of previous satellite annexations extending northeastward to include Replacements Limited, thereby bringing those satellite annexations within the primary city limits.

This property is within the Tier 1 Growth Area (0-10 years) on the Growth Strategy Map in the Comprehensive Plan.

The prospective developer also controls the property between this annexation and South Elm-Eugene Street. There is a 12-inch City water line in that street. There is an 8-inch sewer line about 700 feet north of the eastern side of the property, toward which most of the property drains, and a 12-inch sewer line about 1,100 feet northwest of and downhill from the western part of the property.

Fire service can be provided to this property with moderate difficulty. Response times from existing stations are greater than standards. A proposed future fire station will improve response time substantially. The Police Department estimates substantial impact at full buildout, with a potential demand for 0.4 officers for routine matters and additional service demand for accidents at nearby intersections, shoplifting, vandalism, etc. Other City services can be provided in a manner similar to their provision to the adjacent annexed property.

BUDGET IMPACT:

Initial service will be absorbed in the budget, but future service will have an incremental effect on future budgets.

RECOMMENDATION/ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this annexation to the Planning Board and to City Council.

Approval of annexation of this property was recommended to City Council by the Planning Board at its March, 2006, meeting on a vote of 6-0 (Hall, Bryson, Fox, Koonce, Landau, and Rhodes).

CITY COUNCIL
May 2, 2006

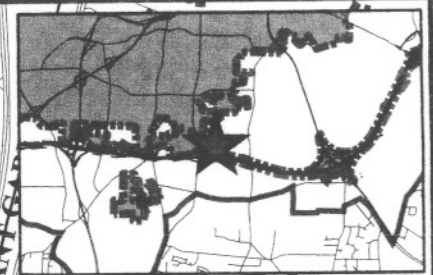
ATTACHMENT A

PROPOSED ANNEXATION
Pleasant Garden Rd, Vivian Ln, & Urban Loop
Tax Map: ACL:9-631-605-25, 24, 12, 5(Part), 5 (Part), & 22(Part)
114.79 Acres

PL(P)06-13



1"=600'
SHEET
203 & 204





City of Greensboro
City Council
Agenda Item

TITLE: Connections 2025 Comprehensive Plan Generalized Future Land Use Map Amendment

| | | | |
|-------------|---------------|-----------------------|--|
| Department: | Planning | Current Date: | April 18, 2006 |
| Contact 1: | Heidi Galanti | Public Hearing: | May 2, 2006 |
| Phone: | 574-3576 | Advertising Date: | April 20 th and 27 th , 2006 |
| Contact 2: | Bill Ruska | Advertised By: | City Clerk |
| Phone: | 373-2748 | Authorized Signature: | <i>[Signature]</i> |

Attachments:

Attachment A: Map of the Comprehensive Plan amendment
Attachment B: A copy of the staff report for the Comprehensive Plan amendment and rezoning request

The staff report is provided in this packet for the Comprehensive Plan amendment CP-06-10 and the rezoning request PL(Z) 06-23.

PURPOSE:

Carroll Investment Properties, applied for an amendment to the *Connections 2025 Comprehensive Plan* Generalized Future Land Use Map (Figure 4-2) from the Industrial/Corporate Park and Mixed use Commercial to the Commercial land use classification for a portion of the property located north of the Greensboro Urban Loop (Interstate 85) between South-Elm Eugene Street and Pleasant Garden Road.

The City Council will conduct a public hearing to receive public comment and consider action on this amendment.

BACKGROUND:

This request for a Connections 2025 Generalized Future Land Use Map amendment is directly related to a rezoning request for this same area. See attachments for more information.

BUDGET IMPACT:

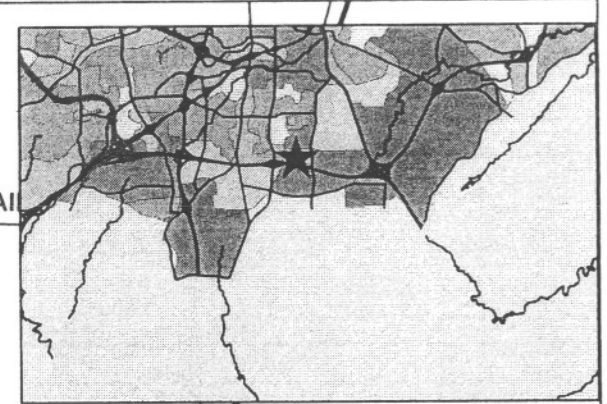
N/A

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of this ordinance.

**Public Hearing
City Council
May 2, 2006**

Moderate Residential



FALL RIVER

LASALLE WAY
LUCAN DR

Low Residential

HUMBLE RD

W. EUGENE ST

Industrial/Corporate Park

Mixed Use Residential

WELMSLEY DR

Mixed Use Commercial

Industrial/
Corporate Park

CP-06-10

Industrial/
Corporate Park

BLUMENTHAL RD

I-85 HWY N

REQUESTED COMPREHENSIVE PLAN AMENDMENT
FROM INDUSTRIAL/CORPORATE PARK AND
MIXED USE COMMERCIAL TO COMMERCIAL 115.00 ACRES

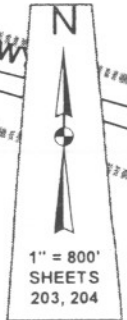
Mixed Use
Residential

S. EUGENE ST

Industrial/Corporate Park

PLEASANT GARDEN RD

I-85 HWY



1" = 800'
SHEETS
203, 204

0 390 780 1,560 2,340 3,120 Feet

**Attachment B
(CP-06-10)**

**City of Greensboro Planning Department
Zoning Staff Report and
Plan Amendment Evaluation
April 10, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: D

Location: North of Greensboro Urban Loop (Interstate 85) between South Elm-Eugene Street and Pleasant Garden Road)

Applicant: Carroll Investment Properties

Owner: Pleasant Garden Properties, LLC; J. Patrick & Dawn M. Short; and Charles E. & Annie P. Humble)

GFLUM

From: Industrial/Corporate Park and Mixed Use Commercial

To: Commercial

Zoning

From: County AG and LI

To: City CD-SC

- Conditions:**
- 1) Uses: All those uses permitted in the SC District.
 - 2) Modifications, if deemed necessary by GDOT or NCDOT, will be made by the developer to the proposed traffic signal at the South Elm-Eugene Street/main access drive intersection to accommodate the proposed development.
 - 3) The property will be developed in accordance with a master development plan which provides for cross-access among all parcels within the property.
 - 4) All exterior lighting, including lighting of the parking areas, shall be directed toward the interior of the property.

| SITE INFORMATION | |
|-----------------------------|---|
| Maximum Developable Units | N/A |
| Net Density | N/A |
| Existing Land Use | Undeveloped |
| Acreage | 115.00 |
| Physical Characteristics | <i>Topography:</i> Gently rolling <i>Vegetation:</i> Wooded <i>Other:</i> N/A |
| Overlay Districts | SCOD-1 |
| Historic District/Resources | N/A |
| Generalized Future Land Use | Industrial/Corporate Park and Mixed Use Commercial |
| Other | N/A |

| SURROUNDING ZONING AND LAND USE | | |
|---------------------------------|---------------------------------------|-----------------------|
| Location | Land Use | Zoning |
| <i>North</i> | Industrial Plant | Co. LI |
| <i>South</i> | Greensboro Urban Loop | RS-12 |
| <i>East</i> | Ron's Auto Repair / Rural Residential | Co. RS-40 / Co. AG |
| <i>West</i> | Elmsley Square Shopping Center | CD-SC |

| ZONING HISTORY | | |
|----------------|------|-----------------|
| Case # | Year | Request Summary |
| | | |

| DIFFERENCES BETWEEN AG & LI (EXISTING) AND CD-SC (PROPOSED) ZONING DISTRICTS |
|---|
| <p>AG: Primarily intended to accommodate uses of an agricultural nature including farm residences and farm tenant housing. It also accommodates scattered nonfarm residences on large tracts of land. It is not intended for major residential subdivisions.</p> <p>LI: Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations have little or no adverse effect upon adjoining properties.</p> <p>CD-SC: Primarily intended to accommodate a wide range of high intensity retail and service developments meeting the shopping needs of the community and the region. The district is established on large sites to provide locations for major developments which contain multiple uses, shared parking and drives, and coordinated signage and landscaping. See Conditions for additional restrictions.</p> |

| TRANSPORTATION | |
|------------------------------|---|
| Street Classification | S. Elm Eugene Street – Major Thoroughfare, Pleasant Garden Road – Major Thoroughfare. |
| Site Access | This developer is proposing a new connector road between S. Elm-Eugene Street and Pleasant Garden Road that would have access points along it to provide ingress/egress to the shopping center. |
| Traffic Counts | S. Elm-Eugene Street ADT = 6,074. |
| Trip Generation | 24 Hour = 36,927, PM Peak Hour = 2,947, Saturday Peak Hour = 6,739. |
| Sidewalks | Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets. |
| Transit | No. |
| Traffic Impact Study | Requirement per TIS Ordinance. Please see the Additional Information section of this staff report for the Executive Summary to the TIS. |
| Street Connectivity | N/A. |
| Other | N/A. |

| ENVIRONMENTAL REVIEW | |
|-------------------------------|---|
| Water Supply Watershed | No, Site drains to South Buffalo Creek |
| Floodplains | N/A |
| Streams | USGS Blue line (perennial) stream requires a 50' buffer (each side of the stream). Buffer is to be measured from top of bank, top of steep slope or edge of wetlands (whichever produces a greater buffer). The restrictions within the buffer are as follows: first 15' must remain undisturbed and next 35' built upon area limit of 50% no occupied structures are allowed. Other perennial streams have not been identified at this time. If perennial, appropriate buffer will be required |
| Other | Possibility of wetlands on site. |

| LANDSCAPING REQUIREMENTS | |
|---------------------------------|--|
| Location | Required Planting Yard Type and Rate |
| <i>North</i> | Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100' |
| <i>South</i> | SCOD-1: 50 foot undisturbed buffer Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100' |
| <i>East</i> | Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100' Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100' |
| <i>West</i> | Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100' |

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

POLICY 5F.2: Improve design standards for new development to enhance community appearance and sense of place (visual impacts on adjacent neighborhoods).

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

POLICY 7C.1: Ensure that adequate land is zoned and has infrastructure available for the various stages of business development.

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Activity Center: Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City. It should be noted that the locations shown on the Generalized Future Land Use Map are conceptual and do not preclude the development of Activity Centers in other locations where they would support the goals and policies of the Comprehensive Plan.

Existing:

Industrial/Corporate Park: This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

AND

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by "strip" commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are

designed in a coordinated, as opposed to a lot-by-lot, manner. New "strip" commercial development is discouraged.

Proposed:

Commercial: This designation applies to large concentrations of commercial uses, such as recently constructed major shopping centers and "big box" retail. Such properties may not be expected to undergo redevelopment or a change in use over the plan horizon, and the immediate areas in which they are located may not be suitable for the introduction of mixed uses. While some new commercial centers are anticipated, in general new retail and commercial service uses will be encouraged within more diversified mixed-use centers rather than as stand-alone shopping centers or expanding highway commercial "strips."

| COMPREHENSIVE PLAN AMENDMENT HISTORY | | |
|--------------------------------------|------|--|
| Case # | Date | Request Summary |
| N/A | | There have not been any map amendments in the immediate vicinity of this case. |

APPLICANT STATED REASONS FOR REQUEST

Explain in detail why the change is needed and a justification for such a change:

The subject property is adjacent to land which is presently classified on the GFLUM as Mixed Use Commercial but which is presently zoned CD-SC. It also adjoins the new I-85 by-pass. Further, it is partially located within a potential Activity Center. The subject property is also bounded on the east by Pleasant Garden Road; on the south by I-85 by-pass.

Explain in detail the conditions that you think may warrant a Plan Amendment (i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):

The new I-85 by-pass has dramatically changed this area, and its interchange with South Elm-Eugene Street warrants the change in the GFLUM from Industrial/Corporate Park to Commercial. There is presently commercially zoned property on both sides of South Elm-Eugene Street at the interchange. This would be a logical move toward the east where there is a natural boundary in the form of Pleasant Garden Road.

COMPREHENSIVE PLAN ANALYSIS

Need for the Proposed Change:

Policy 7C.1, calls for the City to, "Ensure that adequate land is zoned and has infrastructure available for the various stages of business development." This request is for a change in land use from Industrial/Corporate Park and a small piece of Mixed Use Commercial to the Commercial land use classification. While commercial development is business development we are continuing to see Industrial land use classifications changing to other non-industrial land use classifications. This site contains approximately 115 acres and is adjacent to an existing industrial use and railroad. It was felt that this could be a good location for additional industrial businesses. However, without access to South Elm-Eugene, access to the Urban Loop is somewhat difficult. Access to the Urban Loop from Pleasant Garden is via Ritters Lake Road or Vandalia Road to South Elm-Eugene Street.

The Plan also states that, "While some new commercial centers are anticipated, in general new retail and commercial service uses will be encouraged within more diversified mixed-use centers rather than as stand-alone shopping centers or expanding highway commercial "strips".

Staff would like to see conditions added to this application to provide a mix of uses within the commercial proposal and to provide minimum design elements that would make the site attractive and pedestrian friendly. Elements could include: pulling the buildings towards the street with a unified architectural style and articulated facades, providing a median in the new east-west public street, providing pedestrian connections within the site and to the site, and adding amenities such as a pedestrian plaza, street furnishings, street lights, trash receptacles, and landscaping.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service, traffic counts, planned road improvements, transit, accidents statistics, and environmental constraints such as; location within a Water Supply Watershed, floodplain, streams):

Water Resources: Channels that carry public water require a Drainage Maintenance and Utility Easement (DMUE). The width depends on the runoff that the channels carry.

Any wetland disturbance and or stream crossing disturbance must be permitted by the State and the Corps of Engineers. All the approvals must be obtained prior to any disturbance.

Implications, if any, the Amendment may have for Other Parts of the Plan:

If approved as a Commercial land use classification it could encourage other similar requests in the area which could remove other potential industrial sites from the City's inventory.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3): The development of Elmsley Square.

COMPREHENSIVE PLAN MONITORING COMMENTS

The Monitoring Committee met on Monday, April 3, 2006, and made the following comments concerning this request:

- Worried about losing a significant piece of industrial land (115 acres) especially with FedEx coming. We will have more demand for industrial sites and we are closing one more site for industrial use;
- This could be seen as the provision of service that is called for on the east side. However, this may be too far south to serve the east side; and
- What is the sense of having a by-pass if we are going to clutter it up with commercial uses that will bring the traffic further out and create another "death valley".

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: This property is located in a Scenic Corridor Overlay District (SCOD-1), which requires a 50 average undisturbed buffer for the portion of the property adjacent to the Greensboro Urban Loop.

Other Plans: N/A

STAFF COMMENTS

Planning:

It appears that there is a drainageway crossing through this site that is depicted on the City's "Drainageway and Open Space" map. If this site is subdivided, the Subdivision Ordinance will require the dedication of those areas to the City of Greensboro as drainageway and open space. The width of the dedication along that drainageway will depend on the size of the pipe it would take to cross said drainageway. If a crossing would require a 66-inch or greater pipe, the required dedication would include the land between the natural one-hundred-year flood contour lines as determined by the City. That area may be reduced in width by filling provided that a minimum average width of two hundred feet is maintained, a minimum width of one hundred feet is maintained at the narrowest point, no fill is placed within a designated floodway, and no slope greater than three to one is created. Article VII, Section 27-22 Stormwater management control requirements, and federal wetlands regulations will prohibit or restrict fill placement in certain locations. If the crossing would require a pipe smaller than 66-inches the minimum average width would be sixty feet.

In terms of mixture of uses, while the original zoning and plan amendment proposal is for commercial, staff feels that the Comprehensive Plan provision and the benefits of having some different uses should entail the **addition of a condition to require that at least 10-20% of the total building square footage for the project be of non-retail and/or smaller scale uses and buildings**. In particular, staff would favor some small-scale personal service establishments, multifamily housing, offices, institutional uses, banks, and hotels.

In terms of general layout, design and walkability, staff has recently been developing guidelines for mixed use and other uses along with the Comprehensive Plan to promote high quality and functional developments. The three key issues are: 1) strong connections, 2) orientation of buildings to the street, and 3) integrated design within the development. Staff would like to see the **addition of a condition that requires that at least 50% of the buildings in the development have a direct orientation to a pedestrian-oriented street or plaza area** in order to promote walkability as well as efficient and safe vehicular movement. This can be accomplished in a number of ways, but focuses on not locating buildings at the back of parking lots, includes safe sidewalk connections to all parts of the development and good attention to detail on design, particularly in architecture, signage, landscaping and lighting.

GDOT: There are several major design issues that will need to be resolved at the plan review stage in order for TRC to give approval of this development. There are back to back reverse curves on both the western end and the eastern end of the proposed collector street that must be designed and constructed to meet minimum engineering roadway design standards. Also, the developer must obtain permission from the NCDOT Rail Division and Norfolk Southern for the proposed railroad crossing on the Pleasant Garden Road end of the connector road.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval of the Comprehensive Plan amendment to the Commercial land use classification and approval of the original zoning to Conditional District – Shopping Center primarily due to:

- Being located along the Urban Loop;
- It is compatible with adjacent commercial development at Elmsley Square; and

- Access to the Urban Loop for the industrial land use classification is limited without direct access to South Elm-Eugene Street.

Staff strongly encourages the addition of the design elements described in the Comprehensive Plan Analysis and Planning Comments sections of this report in order to make this an attractive pedestrian-friendly walkable development, which is supported by Comprehensive Plan Policy 5F.2.

ADDITIONAL INFORMATION

I. Executive Summary

The Britt Way Commons development is proposed to be located just north of the I-85 Bypass between S. Elm-Eugene Street and Pleasant Garden Road in Greensboro, North Carolina. Due to the uncertainty of actual land uses, this study assumes that the worst case scenario for this proposed mixed use development would consist of the following land uses:

| | |
|------------------------------|--------------------------------------|
| ➤ 630,000 sf shopping center | ➤ 8,000 sf of automobile parts sales |
| ➤ 16 screen movie theatre | ➤ 11,000 sf of pharmacy / drug store |
| ➤ 4 position drive in bank | ➤ 5,000 sf video rental store |

| | |
|--|---|
| ➤ 17,500 sf of fast food restaurant (5 parcels) | ➤ 21,000 sf high turnover restaurant (3 parcels) |
|--|---|

The purpose of this report is to evaluate the proposed development in terms of projected traffic conditions, evaluate the ability of the adjacent roadways to accommodate the additional traffic volumes, and to recommend transportation improvements needed to mitigate congestion that may result from the additional site traffic. This report presents trip generation, trip distribution, traffic analyses, and recommendations for transportation improvements needed to meet anticipated traffic demands. This report examines 2005 existing conditions, 2010 no-build conditions, and 2010 build-out conditions for PM peak hour and Saturday operations. In order to study a "worst case scenario", GDOT indicated that the Saturday Trip Generation Estimates could be added to the PM peak hour traffic volumes to reflect the Saturday operations. Typically, weekday background traffic volumes are much higher than Saturday afternoon traffic volumes. Therefore, since the PM analyses uses actual traffic volumes with the addition of site traffic, this analysis will more closely reflect how the intersections will operate during critical average weekday peak hours. The Saturday analysis included in this report should be used as a tool to estimate the maximum queue lengths at intersections.

According to the Preliminary Conceptual Sketch Plan, the development is proposed to have one (1) right-in/right-out access point just north of the I-85 interchange on S. Elm-Eugene Street and one (1) full movement primary access point on S. Elm-Eugene Street opposite Elmsley Drive. At this location, a connector road is proposed to be constructed that will extend through the development and connect with Pleasant Garden Road opposite Blumenthal Road. Eight (8) driveways will be constructed on the connector road to provide access to the multiple shopping sites and outparcels.

The proposed development is projected to generate approximately 36,927 trips per weekday with 2,947 trips predicted to occur during the afternoon peak hour and 6,739 predicted to occur during the Saturday peak hour.

A summary of the Highway Capacity Software Analysis analyzed using Synchro version 6.0 is shown in the following table:

| Britt Way Commons Development Level of Service Summary | | | | | |
|---|------------------------|------------------------|------------------------|--------------------|--------------------|
| | 2005 Existing | 2010 No-Build | | 2010 Build | |
| Intersection | PM | PM | SAT. | PM | SAT. |
| Pleasant Garden Rd / Blumenthal Rd | # (0.7) B (10.0) WB | # (0.8) B (10.4) WB | # (0.8) B (10.4) WB | #(N/A) C (22.9) | #(N/A) C (29.9) |
| Elmsley Dr / S. Elm-Eugene St | B (14.1) | B (17.5) | C (26.7) | D (38.9) | F (119.7) |
| S. Elm-Eugene St / I-85 EB Ramps | B (11.3) | B (11.7) | B (13.6) | B (19.2) | E (56.9) |

| | | | | | |
|--|------------------------|------------------------|------------------------|---------------------------|--------------------------|
| S. Elm-Eugene St / I-85 WB Ramps | C (23.1) | C (23.8) | C (24.1) | B (18.6) | E (69.6) |
| S. Elm-Eugene St / Right-in / Right-out | # (0.5) B (10.4) EB | # (1.2) B (13.0) EB | # (1.2) B (14.5) EB | # (1.6) F (32.6) EB | # (10.6) F (309.8) EB |
| Internal Site Access #1 | N/A | N/A | N/A | # (0.5) B (13.3) SB | # (0.7) C (24.3) SB |
| Internal Site Access #2 | N/A | N/A | N/A | # (478.1) F (*) NBL | # (427.2) F (*) NBL |
| Internal Site Access #3 | N/A | N/A | N/A | # (306.5) F (*) NBL | # (327.9) F (*) NBL |
| Internal Site Access #4 | N/A | N/A | N/A | # (41.8) F (*) NBL | # (353.2) F (*) NBL |
| Internal Site Access #5 | N/A | N/A | N/A | # (24.6) F (544.4) NBL | # (377.2) F (*) NBL |
| Internal Site Access #6 | N/A | N/A | N/A | #(N/A) C (25.0) | #(N/A) E (66.5) |
| Internal Site Access #7 | N/A | N/A | N/A | # (2.0) D (28.6) SBL | # (22.1) F (*) SBL |
| Internal Site Access #8 | N/A | N/A | N/A | # (3.5) E (41.3) NBL | # (430.3) F (*) NBL |

- Unsignalized Intersection: No letter value assigned by Synchro, only overall intersection delay

* Delay exceeds reasonable limits as calculated by Synchro

N/A : unsignalized intersection not applicable for this scenario due to the necessity of dual left turns

Recommended Improvements

This study shows that the proposed development will increase traffic on roadways and intersections in the vicinity of the development. Based on the analysis performed, on-site observations of existing traffic conditions, and the GDOT turn lane warrants, the following improvements are recommended to be evaluated with the development of the site plan:

Pleasant Garden Road / Blumenthal Road

- Construct dual northbound left turn lanes with a minimum of 300 feet of full width storage
- Construct an exclusive southbound right turn lane with a minimum of 200 feet of full width storage
- Construct dual eastbound left turn lanes exiting the proposed development
- Construct a shared eastbound through/right turn lane exiting the proposed development
- Provide a signal at this location to accommodate the dual left turning movement

Elmsley Drive / S. Elm-Eugene Street

- Restripe existing median to provide dual southbound left turn lanes with the maximum storage practicable with the existing roadway configuration
- Extend the exclusive northbound right turn lane storage extending to the existing right-in-right-out intersection
- Restripe northbound through and shared through-right turn lane
- Construct dual westbound left turn lanes with a minimum of 600 feet of full width storage.
- Construct a shared westbound through-right turn lane
- Restripe the eastbound approach to provide a through lane

S. Elm-Eugene Street / I-85 EB and WB Ramps

- Modify signal timing to accommodate the development traffic.

Elmsley Drive Extension

- Extend Elmsley Drive from S. Elm-Eugene Street to Pleasant Garden Road through the proposed development. This roadway will need to meet or exceed minimum GDOT design requirements for a minor thoroughfare (or as directed by GDOT). This facility is recommended to be a 4-lane median divided section with appropriate auxiliary turn lanes as identified for the internal site access points.

Internal Site Access #1

- Construct Internal Site Access #1 as a right-in / right-out T intersection
- Construct Internal Site Access #1 to meet or exceed all applicable City of Greensboro and/or NCDOT specifications

Internal Site Access #2

- Construct Internal Site Access #2 as a full movement intersection
- Provide an exclusive eastbound left turn lane with a minimum of 100 feet of full width storage
- Provide an exclusive westbound left turn lane with a minimum of 150 feet of full width storage
- Provide separate northbound and southbound left and through-right turn lanes exiting the proposed development.
- Construct Internal Site Access #2 to meet or exceed all applicable City of Greensboro and/or NCDOT specifications

Internal Site Access #3

- Construct Internal Site Access #3 as a full movement intersection
- Provide an exclusive eastbound left turn lane with a minimum of 100 feet of full width storage
- Provide an exclusive westbound left turn lane with a minimum of 75 feet of full width storage
- Provide separate northbound and southbound left and through-right turn lanes exiting the proposed development.
- Construct Internal Site Access #3 to meet or exceed all applicable City of Greensboro and/or NCDOT specifications, including specification for stem length

Internal Site Access #4

- Construct Internal Site Access #4 as a full movement intersection
- Provide an exclusive eastbound left turn lane with a minimum of 150 feet of full width storage
- Provide an exclusive westbound left turn lane with a minimum of 50 feet of full width storage
- Provide separate northbound and southbound left and through-right turn lanes exiting the proposed development.
- Construct Internal Site Access #4 to meet or exceed all applicable City of Greensboro and/or NCDOT specifications

Internal Site Access #5

- Construct Internal Site Access #5 as a full movement intersection
- Provide an exclusive eastbound left turn lane with a minimum of 100 feet of full width storage
- Provide an exclusive westbound left turn lane with a minimum of 50 feet of full width storage
- Provide separate northbound and southbound left and through-right turn lanes exiting the proposed development.
- Construct Internal Site Access #5 to meet or exceed all applicable City of Greensboro and/or NCDOT specifications

Internal Site Access #6

- Construct Internal Site Access #6 as a full movement intersection
- Provide dual exclusive eastbound left turn lanes with a minimum of 245 feet of full width storage
- Provide an exclusive westbound left turn lane with a minimum of 100 feet of full width storage
- Provide an exclusive westbound right turn lane with a minimum of 350 feet of full width storage to allow the right turning vehicles to bypass the expected westbound queues on the Elmsley Drive Extension
- Provide separate northbound and southbound left and through-right turn lanes exiting the proposed development
- Construct Internal Site Access #6 to meet or exceed all applicable City of Greensboro and/or NCDOT specifications
- Install a traffic signal to accommodate the dual left turning movements

Internal Site Access #7

- Construct Internal Site Access #7 as a full movement intersection
- Provide an exclusive eastbound left turn lane with a minimum of 50 feet of full width storage
- Provide separate southbound left and through-right turn lanes exiting the proposed development.
- Construct Internal Site Access #7 to meet or exceed all applicable City of Greensboro and/or NCDOT specifications

Internal Site Access #8

- Construct Internal Site Access #8 as a full movement intersection
- Provide an exclusive eastbound left turn lane with a minimum of 50 feet of full width storage
- Provide an exclusive eastbound right turn lane with a minimum of 100 feet of full width storage to decrease interaction with the queues from the Pleasant Garden Road intersection
- Provide an exclusive westbound left turn lane extending to the Pleasant Garden Road intersection.
- Provide an exclusive westbound right turn lane with a minimum of 75 feet of full width storage to facilitate the smooth flow of vehicles entering the development from Pleasant Garden Road.
- Provide separate northbound and southbound left and through-right turn lanes exiting the proposed development.
- Construct Internal Site Access #8 to meet or exceed all applicable City of Greensboro and/or NCDOT specifications

In addition to the geometric improvements proposed above, the developer should have close coordination with the Southern Railroad to ensure that a safe railroad crossing is provided. According to Jason Orthner of the NCDOT Rail Division, there are currently 6 trains per day traversing this area. Actual crossing times will be provided in the final report. With the construction of dual eastbound left turn lanes, the 95th percentile queues for the eastbound movement are not expected to exceed 176 feet in the Saturday peak hour. Care should be taken via implementation of appropriate signage, signal design, and railroad crossing construction (four-quadrant gates, warning gates, and preemption) to ensure that vehicles do not queue over the proposed at-grade railroad crossing.

To alleviate some of the queues and delays found along S. Elm-Eugene Street and the Elmsley Drive Extension, the proposed development should encourage motorists to utilize the right-in-right-out access on S. Elm-Eugene Street as well as the secondary access at Pleasant Garden Road. The proposed development should also encourage trip chaining and internal capture through the provision of a pedestrian friendly environment and possibly internal shuttle services.

Conclusions

This study shows that the proposed development will increase traffic on study area roadways and intersections. Improvements will need to be constructed in order to mitigate the additional traffic generated by the proposed development. The proposed traffic improvements will mitigate the projected additional traffic in this area, although the minor side street movements at the internal access points will be congested. It is common for delays to be experienced on side streets from parking lots or driveways that intersect roadways access major shopping centers. Additionally, the Elmsley Drive / South Elm-Eugene Street and I-85 ramp intersections will experience additional delay in the Saturday peak hour, even with the proposed roadway modifications. The results of the analyses indicate that with the noted improvements, most of the intersections are projected to operate at acceptable levels of service in the PM peak hour. The proposed development should not materially endanger public safety.



City of Greensboro
City Council
Agenda Item

TITLE: North of Greensboro Urban Loop (Interstate 85) Between South Elm-Eugene Street and Pleasant Garden Road

| | | | |
|-------------|---------------------|-----------------------|-----------------------|
| Department: | Planning Department | Current Date: | April 19, 2006 |
| Contact 1: | Richard Hails | Public Hearing: | May 2, 2006 |
| Phone: | 373-2922 | Advertising Date: | April 20 and 27, 2006 |
| Contact 2: | Bill Ruska | Advertised By: | City Clerk |
| Phone: | 373-2748 | Authorized Signature: | <i>RWH</i> |

Attachments: Attachment A: Vicinity Map (PL(Z) 06-23)
Attachment B: Minutes of April 10, 2006 Zoning Commission Meeting
Attachment C: Zoning Staff Report (**Attached to Comprehensive Plan Amendment CP-06-10 Agenda Item**)

PURPOSE:

Carroll Investment Properties applied for the establishment of original zoning from County Zoning Agricultural and Light Industrial to City Zoning Conditional District – Shopping Center for property located north of the Greensboro Urban Loop (Interstate 85) between South Elm-Eugene Street and Pleasant Garden Road. The Zoning Commission considered this application on April 10, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 7 to 0 with one recusal to recommend approval of this request.

There was one speaker in favor of and no speakers in opposition to this proposal (see Attachment B: Minutes of April 10, 2006 Zoning Commission Meeting).

This Conditional District – Shopping Center original zoning application contains the following conditions:

- 1) Uses: All those uses permitted in the SC District.
- 2) Modifications, if deemed necessary by GDOT or NCDOT, will be made by the developer to the proposed traffic signal at the South Elm-Eugene Street/main access drive intersection to accommodate the proposed development.
- 3) The property will be developed in accordance with a master development plan which provides for cross-access among all parcels within the property.
- 4) All exterior lighting, including lighting of the parking areas, shall be directed toward the interior of the property.

A vicinity map of the proposed original zoning is attached and a copy of the Staff Report is attached to the Agenda Item for Comprehensive Plan Amendment CP-06-10.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of the ordinance.

Agenda Item: 11

[illegible][illegible][illegible]

**Public Hearing
City Council
May 2, 2006**

(PL(Z) 06-23)

**REQUESTED FROM COUNTY
AG AND LI TO CITY CD-SC
115.00 ACRES (D)**

**1" = 800'
SHEETS
203, 204**

**Public Hearing
City Council
May 2, 2006**

(PL(Z) 06-23)

**REQUESTED FROM COUNTY
AG AND LI TO CITY CD-SC
115.00 ACRES (D)**

**1" = 800'
SHEETS
203, 204**

[illegible][illegible]

ATTACHMENT B
MINUTES OF APRIL 10, 2006
ZONING COMMISSION MEETING
(PL(Z) 06-23)

Chair Wolf said he would recuse himself from discussion or voting on this request since he represents the sellers of the property. Mr. Collins will handle this item.

Mr. Gilmer moved that Chair Wolf be recused from discussion or voting on this request due to a conflict of interest, seconded by Mr. Schneider. The Commission voted 7-0-1 in favor of the motion. (Ayes: Collins, Gilmer, Matheny, Miller, Schneider, Spangler, Wright. Nays: None. Abstain: Wolf.)

Mr. Ruska presented a map showing the subject property, as well as surrounding properties. He also presented slides of the subject property and noted issues in the staff report.

Vice Chair Collins opened the public hearing.

Henry Isaacson, Esq., 101 West Friendly Avenue, represented Carroll Investment Properties and the owners of this property, the Short family and the Humble family. He handed up materials for the Commission's consideration. He recognized two representatives of the Carroll Company, Roy Carroll and Al Leonard. He explained the contents of his handout, some of which were an aerial map of the area, an illustrative site plan of uses, photo of interchange and traffic impact study that said, "The results of the analysis indicate that with the noted improvements, most of the intersections are projected to operate at acceptable levels of service in the p.m. peak hour. The proposed development should not materially endanger public safety." He presented a letter sent to all adjacent property owners notifying them of this rezoning. With the exception of one person who asked that they purchase their rental property, all of the calls have been supportive. He gave three reasons that he said argue for the rezoning of this property and its development. He read an email received by the developer from Wesley Reed, president of the Trinity Lake Homeowners' Association, supporting this development.

There was no one to speak in opposition to the request. Vice Chair Collins closed the public hearing.

Mr. Hails walked the Commission through portions of the staff report. As noted, there is a Comp Plan Amendment of the GFLUM that is not before the Commission today. He noted several policies in the Comp Plan related to this request. He cited several staff suggestions that would promote walkability. Everything shown in purple on the GFLUM is either industrial, corporate park or mixed use corporate park areas. Staff will be looking at these key industrial areas and perhaps propose some modifications of those. Staff has looked at the provisions of the plan. They feel this is a reasonable way of accommodating certain portions of the Comp Plan. They would like to see the applicant

entertain some of the design features they have suggested, but staff would recommend approval of the request.

Mr. Gilmer said the Greensboro Zoning Commission believes that its action to approve the zoning amendment, located north of the Greensboro Urban Loop from County AG and LI to City CD-SC, to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: It promotes healthy, diversified economy with a strong tax base and opportunity for employment, especially for under-served areas such as East Greensboro (Economic Development Goals of Comp Plan); it ensures that adequate land is zoned and has infrastructure available for the various stages of business development (Policy 7C.1); it continued to link approval of annexation petitions for water/sewer extension policies regarding designated growth areas (Policy 9A.5). Mr. Matheny seconded the motion. The Commission voted 7-0-1 in favor of the motion. (Ayes: Collins, Gilmer, Matheny, Miller, Schneider, Spangler, Wright. Nays: None. Abstain: Wolf.)



City of Greensboro
City Council
Agenda Item

TITLE: Ordinance annexing territory to the corporate limits –6.77 acres west of Woods End Lane

| | | | |
|--------------|--------------------------------|-----------------------|--------------------------------|
| Department: | Planning | Current Date: | 4/19/06 |
| Contact 1: | Alec MacIntosh | Public Hearing: | Yes, at 5/2/06 Council meeting |
| Phone: | 373-2747 | Advertising Date: | |
| Contact 2: | Dick Hails | Advertised By: | |
| Phone: | 373-2922 | Authorized Signature: | <i>Alexander G. MacIntosh</i> |
| Attachments: | Attachment A: "PL(P)06-12" map | | |

PURPOSE:

Paul B. and Dale M. Talley have petitioned the City for annexation of their property located on the west side of Woods End Lane. The City Council is required to hold a public hearing on this petition before considering its approval.

BACKGROUND:

This property abuts the primary city limits on its south and west sides.

It is within the Tier 1 Growth Area (0-10 years) on the Growth Strategy Map in the Comprehensive Plan.

The prospective development is a single family subdivision. There is a 6-inch water line in Woods End Lane, adjacent to the southeast corner of the property. There is an 8-inch sewer line there also.

Fire service can be provided to these properties with low difficulty. The Police Department estimates moderate impact at buildout. Other City services can be provided in a manner similar to their provision to the previously-annexed properties nearby.

BUDGET IMPACT:

Initial service will be absorbed in the budget, but future service will have an incremental effect on future budgets.

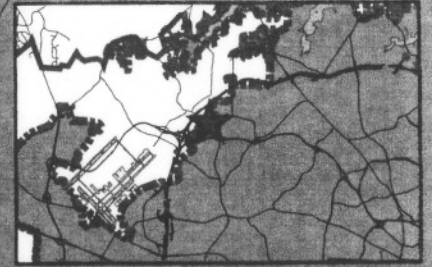
RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this annexation to the Planning Board and to City Council.

Approval of annexation of this property was recommended to City Council by the Planning Board at its March meeting on a vote of 6-0 (Rhodes, Hall, Bryson, Koonce, Fox, Landau).

CITY COUNCIL
May 2, 2006

ATTACHMENT A



FLEMING RD

CHANCE RD

CLARKSON RD

PROPOSED ANNEXATION
2603 Woods End Ln
Tax Map: ACL 1-32-898-47
6.77 Acres

PL(P)06-12

SPRING OAK DR

WOODS END LN

COUNTRY WOODS LN

COUNTRY WOODS CT



1"=300'
SHEET
108



City of Greensboro
City Council
Agenda Item

TITLE: North of the Terminus of Spring Oak Drive, Northwest of Country Woods Lane and West of Woods End Lane

| | | | |
|--------------|--|-----------------------|-----------------------|
| Department: | Planning Department | Current Date: | April 19, 2006 |
| Contact 1: | Richard Hails | Public Hearing: | May 2, 2006 |
| Phone: | 373-2922 | Advertising Date: | April 20 and 27, 2006 |
| Contact 2: | Bill Ruska | Advertised By: | City Clerk |
| Phone: | 373-2748 | Authorized Signature: | <i>RWHails</i> |
| Attachments: | Attachment A: Vicinity Map (PL(Z) 06-24) Attachment B: Minutes of April 10, 2006 Zoning Commission Meeting Attachment C: Zoning Staff Report | | |

PURPOSE:

Wolfe Homes applied for the establishment of original zoning from County Zoning RS-40 Residential Single Family and rezoning from City Zoning RS-40 Residential Single Family to City Zoning Conditional District – RS-12 Residential Single Family for property located north of the terminus of Spring Oak Drive, northwest of Country Woods Lane and west of Woods End Lane. The Zoning Commission considered this application on April 10, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 8 to 0 to recommend approval of this request.

There was one speaker in favor of and no speakers in opposition to this proposal (see Attachment B: Minutes of April 10, 2006 Zoning Commission Meeting).

This Conditional District – RS-12 original zoning and rezoning application contains the following conditions:

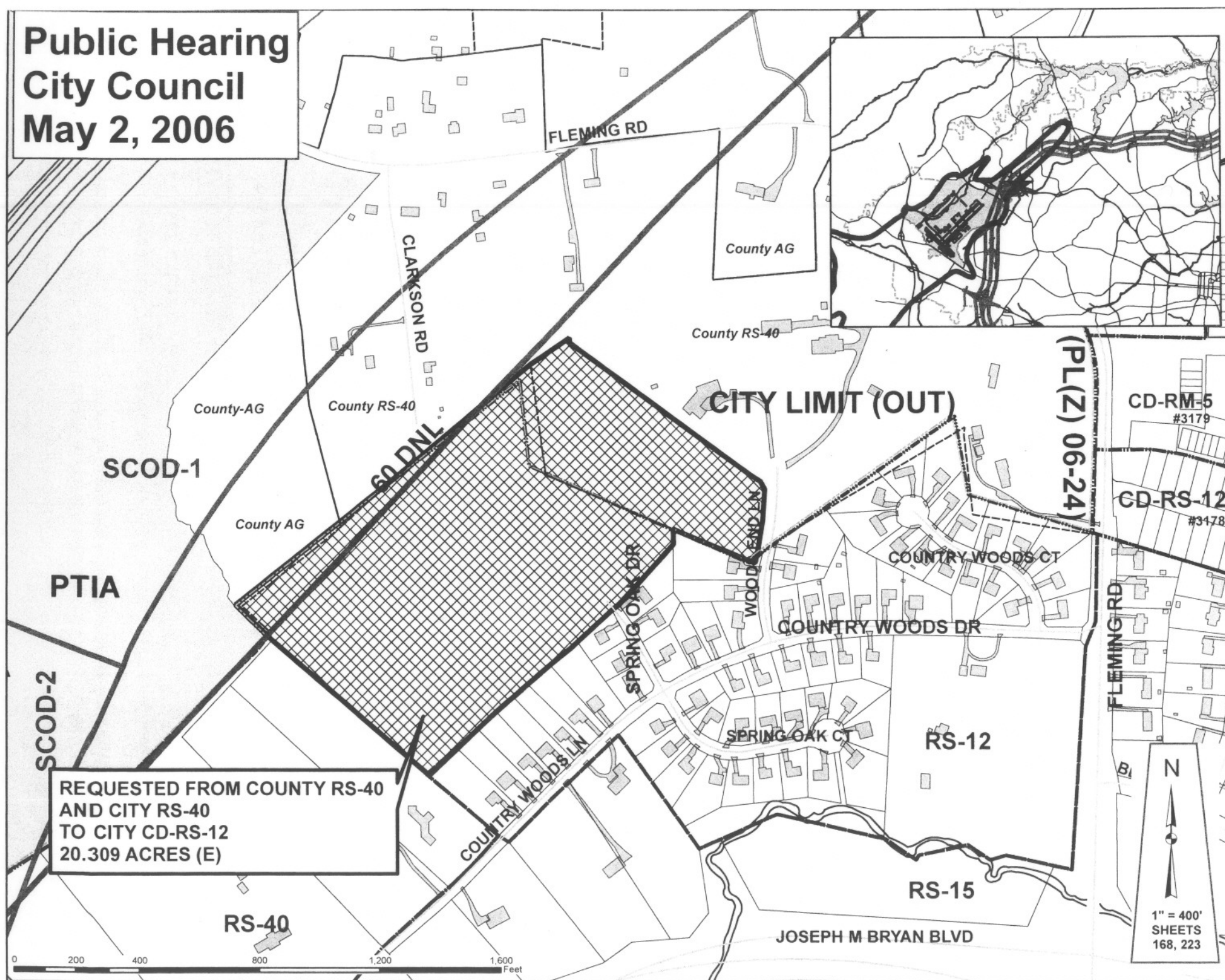
- 1) All uses in the RS-12 zoning district, except: Agricultural Uses; Educational and Institutional Uses; Land Clearing and Inert Debris Landfills, Minor; and Wireless Telecommunication Towers, except for satellite dishes affixed to single family homes.
- 2) The maximum number of single family homes shall be 81.
- 3) No dumpsters shall be allowed, except during the construction phase for construction debris.

A vicinity map of the proposed original zoning and rezoning is attached along with a copy of the Zoning Staff Report.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of the ordinance.

**Public Hearing
City Council
May 2, 2006**



ATTACHMENT B

MINUTES OF APRIL 10, 2006 ZONING COMMISSION MEETING (PL(Z) 06-24)

Mr. Ruska presented a map showing the subject property, as well as surrounding properties. He also presented slides of the subject property and noted issues in the staff report.

Chair Wolf opened the public hearing.

Henry Isaacson, Esq., 101 West Friendly Avenue, represented Wolfe Homes of Greensboro. He recognized Jim Wolfe, president of that company. He explained the contents of the booklets. A sample of a letter and list of the neighbors to whom it was sent were pointed out. Most of them lived on adjoining properties. This proposal meets several Connections 2025 goals, which he explained. Staff has concluded that this rezoning to CD-RS-12 is compatible with the zoning along Country Woods Lane.

There was no one present to speak in opposition to this request. Chair Wolf closed the public hearing.

Mr. Hails said as noted by the applicant, this area is RS-12 proposal, accessed through and the same zoning category as along Country Woods Road. It represents rezoning as the area is being annexed into the City and water/sewer is extended to the area, allowing for a smaller lot residential development. There are a number of Comp Plan provisions that support this. Staff recommends approval of the request.

Mr. Schneider said the Greensboro Zoning Commission believes that its action to approve the zoning amendment, located north of the terminus of Spring Oak Drive from County RS-40 and City RS-40 to City CD-RS-12, to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: It is generally consistent with the Low Residential land use category indicated for this site on the Connections 2025 Generalized Future Lane Use Map; it continued to link City-initiated annexations and approvals of annexation petitions to water/sewer extension policies regarding designated growth areas; it promotes mixed-income neighborhoods; it promotes the diversification of new housing stock to meet the needs of all citizens for suitable housing. Ms. Miller seconded the motion. The Commission voted unanimously 8-0 in favor of the motion. (Ayes: Wood, Collins, Gilmer, Matheny, Miller, Schneider, Spangler, Wright. Nays: None.)

**Attachment C
(PL(Z) 06-24)**

**City of Greensboro Planning Department
Zoning Staff Report
April 10, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: E
Location: North of the terminus of Spring Oak Drive, northwest of Country Woods Lane and west of Woods End Lane

Applicant: Wolfe Homes
Owner: J.A.D.&W. LLC; Paul B. & Dale M. Talley

From: County RS-40 and City RS-40
To: City CD-RS-12

- Conditions:**
- 1) All uses in the RS-12 zoning district, except: Agricultural Uses; Educational and Institutional Uses; Land Clearing and Inert Debris Landfills, Minor; and Wireless Telecommunication Towers, except for satellite dishes affixed to single family homes.
 - 2) The maximum number of single family homes shall be 81.
 - 3) No dumpsters shall be allowed, except during the construction phase for construction debris.

| SITE INFORMATION | |
|-----------------------------|---|
| Maximum Developable Units | 81 |
| Net Density | N/A |
| Existing Land Use | Undeveloped |
| Acreage | 20.309 |
| Physical Characteristics | Topography: Rolling Vegetation: Wooded Other: N/A |
| Overlay Districts | N/A |
| Historic District/Resources | N/A |
| Generalized Future Land Use | Low Residential |
| Other | N/A |

| SURROUNDING ZONING AND LAND USE | | |
|--|-------------------|---------------------|
| Location | Land Use | Zoning |
| <i>North</i> | Rural Residential | Co. RS-40 Co. AG |
| <i>South</i> | Single Family | RS-12 |
| <i>East</i> | Single Family | Co. RS-40 |
| <i>West</i> | Rural Residential | Co. RS-40 |

| ZONING HISTORY | | |
|-----------------------|-------------|--|
| Case # | Year | Request Summary |
| 2495 | 1996 | This property was annexed as part of a larger area with an effective date of June 30, 1996. It has been zoned RS-40 since that time. |

| DIFFERENCES BETWEEN RS-40 (EXISTING) AND CD-RS-12 (PROPOSED) ZONING DISTRICTS | |
|---|--|
| RS-40: Primarily intended to accommodate single family detached dwellings on large lots and is intended solely for properties having one or more of the following characteristics: (a) Lies within the 60 DNL noise contour; (b) Lies in a public water supply watershed and where an outfall to provide public sewer service is not available; or (c) Lies in a portion of a watershed critical area to which an outfall to provide sewer service has been made available pursuant to an agreement, approved by the City and by another governmental jurisdiction, designed to limit development density to approximately that obtainable prior to sewer service. | |
| CD-RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less. See Conditions for use limitations and additional restrictions. | |

| TRANSPORTATION | |
|------------------------------|--|
| Street Classification | Clarkson Road – Local Street, Spring Oak Drive – Local Street, Fleming Road – Major Thoroughfare. |
| Site Access | The property proposes to access via two street stubs Clarkson Road and Spring Oak Drive. |
| Traffic Counts | Fleming Road ADT = 13,880. |
| Trip Generation | N/A. |
| Sidewalks | Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets. |
| Transit | No. |
| Traffic Impact Study | Not required per TIS Ordinance. However, the Developer did opt to do a technical memo. Please see the Additional Information section of this staff report. |
| Street Connectivity | Please see the additional information section of this staff report for the findings of the City's Street Connectivity Policy. |
| Other | N/A. |

| ENVIRONMENTAL REVIEW | |
|-------------------------------|--|
| Water Supply Watershed | Yes, site drains to Greensboro Watershed |
| Floodplains | N/A |
| Streams | Two perennial streams on site. Perennial streams in Greensboro watershed require 100' buffer for high density option (each side of the stream). The buffers are to be measured from top of stream bank. No built upon area is allowed in the entire buffer. See City of Greensboro Ordinance (30-7-1.8) for buffer restrictions. |
| Other | Maximum percentage of built upon area per watershed density is 70%. If high density development is proposed all the built upon area must drain and get treated by a State approved device (pond or similar). |

| LANDSCAPING REQUIREMENTS | |
|---------------------------------|---|
| Location | Required Planting Yard Type and Rate |
| <i>North</i> | N/A |
| <i>South</i> | N/A |
| <i>East</i> | N/A |
| <i>West</i> | N/A |

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: The single family lots south of the subject property along Country Woods Lane were initially zoned Conditional Use – Residential 120S when the property was annexed on July 1, 1985. The condition limited the density to one residence per acre within the 65 Ldn noise cone. That zoning was converted to RS-12 upon city-wide remapping to implement the UDO on July 1, 1992.

The proposed CD-RS-12 is compatible with the zoning along County Woods Lane and is consistent with the Low Residential designation on the Generalized Future Land Use Map of Connections 2025.

This request is consistent with the Growth at the Fringe Goal and the Housing and Neighborhoods Goal as described above. Furthermore, this proposal meets the Comprehensive policies of promoting mixed-income neighborhoods and promoting diversification of new housing stock.

GDOT: No additional comments.

Water Resources: Possibility of wetlands. Any wetland disturbance and or stream crossing disturbance must be permitted by the State and the Corps of Engineers. All the approvals must be obtained prior to any disturbance.

Channels that carry public water require a Drainage Maintenance and Utility Easement (DMUE). The width depends on the runoff that the channels carry.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.

ADDITIONAL INFORMATION

March 27, 2006

Mr. David Schenck
Wolfe Homes
200-J Pomona Drive
Greensboro, NC 27407
336-299-2969 (office)
336-209-7665 (cell)
336-299-2949 (fax)

RE: Traffic Assessment for proposed residential development; Greensboro, NC –
(Project Number: 06-047)

Dear Mr. Schenck:

At your request, our firm John Davenport Engineering, Inc. has performed a traffic assessment for the proposed residential development to be located off Country Woods Lane in Greensboro, NC (Figure 1). The site plan indicates that this project proposes to have 81 single family homes (Figure 2). This memorandum summarizes the assessment of the existing traffic conditions, as well as the projected traffic impacts associated with this project. The analysis year for the project was assumed to be 2009.

Existing Roadway Conditions

Field surveys and research were conducted by JDE staff to determine the existing conditions of the transportation facilities within the study area. The table below contains the results of this effort.

| Street Inventory | | | |
|--------------------|---------------|-------------------|------------------------|
| Facility Name | Cross Section | Pavement Width | 24-hour Traffic Volume |
| Fleming Road | 2-lane/5-lane | Varies | 13,880 |
| Country Woods Lane | 2-lane | Approximately 24' | 565 |

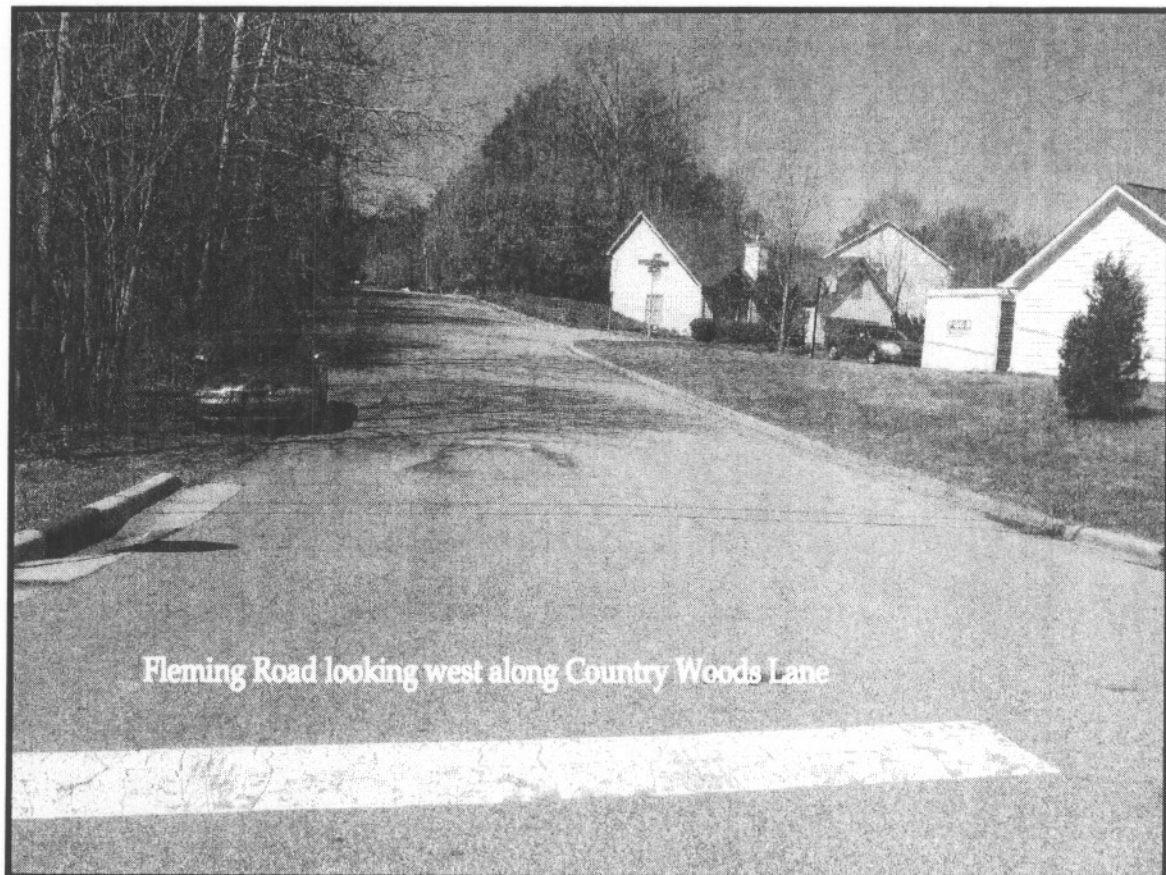
Note that all traffic counts were taken according to GDOT standards (weekdays Tuesday, Wednesday, or Thursday; and while school was in session). A peak hour traffic count was also taken on 3/15/06 at the intersection of Fleming Road and Country Woods Lane.

These volumes can be found in Figure 3 in the appendix.

Traffic Generation

The Institute of Transportation Engineers (ITE) Trip Generation Software was utilized to project the trips for this project. As stated earlier, the project includes 81 single-family homes. The appendix contains the full trip generation report.

| Table 1- ITE Trip Generation | | | | | |
|-------------------------------|--------------------|---------|------|---------|------|
| Wolfe Homes March 23, 2006 | | | | | |
| | 24 Hour Two-Way | AM Peak | | PM Peak | |
| <u>Land Use and Size</u> | Volume | Enter | Exit | Enter | Exit |
| 81 single family homes | 857 | 17 | 50 | 56 | 33 |
| | | | | | |



Trip Distribution

Trips for this proposed development were distributed based on the existing traffic patterns collected and engineering judgment. It was assumed that the new trips would continue the same pattern as the existing residential use along Country Woods Lane. Figure 4 in the appendix contains the proposed trip distribution.

Capacity Analysis

The Transportation Research Board's Highway Capacity Manual (HCM) utilizes a term "level of service" to measure how traffic operates at intersections and on roadway segments. There are currently six levels of service ranging from A to F. Level of Service "A" represents the best conditions and Level of Service "F" represents the worst. Synchro Traffic Modeling software was used to determine the level of service for the study intersections. This software is based on the methodology outlined in the Highway Capacity Manual 2000 (HCM). The intersection of **Country Woods Lane and Fleming Road** was analyzed under the following scenarios; 2006 existing, 2009 Future no-build and 2009 Future Build.

The existing traffic volumes were grown at a rate of 3.0% per year (typical urban growth rate) to project the 2009 background volumes. The projected traffic volumes can be found in Figures 5, 6, and 7. Note for unsignalized intersection analysis, the level of service noted is for the worst approach of the intersection. This is typically the left turn movement for the side street approach, due to the number of opposing movements. All worksheet reports from the analyses can be found in the Appendix. The following is a summary of the level of service analysis:

| Level of Service Table | | | | | | |
|-------------------------|----------------------|----------------------|--------------------|----------------------|----------------------|--------------------|
| Intersection | AM Peak | | | PM Peak | | |
| | 2006 Base Conditions | 2009 Future No-Build | 2009 Future Build | 2006 Base Conditions | 2009 Future No-Build | 2009 Future Build |
| Country Woods @ Fleming | C (16.0) EBL | C (17.6) EBL | D (26.4) EBL | C (17.1) EBL | C (19.4) EBL | C (21.6) EBL |

The typical goal for level of service when designing a new intersection is LOS D and a traffic signal is not considered until the intersection delay is well into the LOS F range. Intersections functioning in the LOS E and F range are fairly common for urban areas in North Carolina. However, based on our analysis, the study intersection is expected to function at a LOS D or better during the peak periods. Note this delay could increase significantly if the exiting traffic patterns shift with more traffic turning left out of Country Woods Lane.

Spot Speed Study

A mechanical spot speed study was conducted on County Wood Lane to determine if there were any serious problems. The study revealed that the 85th percentile speed was 36.0 MPH, which is very close to the speed limit of 35 MPH (statutory).

Conclusion and Recommendations

Our firm has conducted an analysis of your project and its projected effects on the surrounding area. The intersection of Fleming Road and Country Woods Lane was the main focus of the study. The analysis indicates that this intersection should function acceptably with the construction of this development. As stated before, this is based on the majority of the traffic making right turns, which is currently the pattern of the existing traffic. Left turn traffic will experience longer delay if the left turn volume rises significantly. No roadway improvements are necessary at this location. Additionally, there is ample capacity on Country Woods Lane to handle the additional traffic from this development. There are no outstanding safety issues on the roadway.

If you have questions, or need additional information please feel free to contact me at (336) 744-1636.

Sincerely,

A handwritten signature in cursive script that reads "John M. Davenport Jr.".

John Davenport, Jr., PE
John Davenport Engineering, Inc.



Street Connection Policy:

In accordance with Section 30-6, 13.3 (C) of the Greensboro Development Ordinance, street extensions that extend from existing neighborhood through a proposed development site into or through another existing neighborhood shall be evaluated and established based on the following criteria:

1. Emergency Response Times:
How much a street connection may decrease emergency response times or enhance emergency vehicle access.
(Fire Department to evaluate, Robert Cudd)

Street connectivity is vital for the response of emergency vehicles. Providing alternative means of access into neighborhoods can reduce response times but also allows secondary responding vehicles i.e. ambulances, police & additional fire trucks access to the neighborhoods once fire hose is on the street.

2. Excessive Block Lengths:
Evaluate current neighborhood block lengths and determine if a street connection is needed.
(Planning Department to evaluate, Steve Galanti)

Section 30-6-13.4 (Block Length) of the Development Ordinance requires the following:

The block length shall not exceed one thousand, five hundred (1,500) feet:

A1. The block along the north side of Country Woods Lane (between Fleming Road and its terminus) is currently approximately 2,732 feet. With the connection of the through-street the block would be divided into two segments, one at approximately 1,260 feet and one at approximately 1,472 feet. With Spring Oak as a through street, as depicted on the map submitted for review, the subdivision design would comply with the block length requirements of the Ordinance. **Therefore, the connection is recommended.**

A2. The block along the south side of Fleming Road (between Country Woods Lane and Inman Road) is currently approximately 5,763 feet. With the connection of the through-street the block would be divided into two segments, one at approximately 2,152 feet and one at approximately 3,611 feet. Although the connection depicted on the map submitted for review does not comply fully with the requirements of the Ordinance, the situation would be closer to compliance (and meeting the intent of the provision) than not having the connection. **Therefore, the connection is recommended.**

B. maximum block perimeter of six thousand (6,000) feet:

The current block perimeter measures approximately 18,609 feet. With the street connection the current block would be divided into two blocks, one with a perimeter of approximately 7,445 feet and the other with approximately 18,583 feet. Although the connection would not create two blocks that comply fully with the requirements of the Ordinance, the situation would be closer to compliance (and meeting the intent of the provision) than not having the connection. (NOTE: The blocks would be further reduced upon completion of the urban loop and extension of the western stub street. The future street network is severely restricted due to the location of Bryan Boulevard and the Urban Loop.)

Therefore, the connection is recommended.

C. Cul-de-sac Maximum Length: The maximum distance from an intersecting through street to the end of a cul-de-sac shall be eight hundred (800) feet. Without the street connections the result would be the creation of two cul-de-sacs. The "Clarkson Road" cul-de-sac would be approximately 970 feet and the "Spring Oaks" cul-de-sac would exceed 800 feet depending on the subdivision design. The connection would eliminate both cul-de-sacs. **Therefore, the connection is recommended.**

3. Traffic Congestion:
Existing and/or anticipated street patterns warrant a street connection(s) in order to reduce traffic congestion.
(Greensboro Department of Transportation to evaluate, Carrie Reeves)

The proposed street extension/connection is proposed to be local residential street, and is not anticipated to have any impact on traffic congestion level within the area.

4. Pedestrian:
Existing street and sidewalk patterns warrant a street connection(s) and or sidewalk connection(s) to enhance pedestrian and bicyclist activities.
(Greensboro Department of Transportation to evaluate, Peggy Holland)

The proposed street connection will provide pedestrian and bicycle connection between existing and proposed residential streets.

5. Coordinated Street Plan:
A street connection fits into adopted street plans (thoroughfare plan, collector street plan, and local street plan)
(Greensboro Department of Transportation to evaluate, Carrie Reeves)

There are no adopted street plans for this area.

6. Extraneous Traffic:
Whether or not a proposed street connection(s) would encourage traffic volumes with origins and destinations outside the existing neighborhood or encourage truck traffic to pass through the neighborhood.
(Greensboro Department of Transportation to evaluate, Carrie Reeves)

The proposed street connection is not anticipated to encourage extraneous traffic to utilize this local residential street network.

7. Impacts to Natural Areas:
Whether or not a proposed street connection(s) would adversely affect streams, lakes/ponds, and whether or not there are topographical barriers or unique natural areas.
(Greensboro Department of Transportation, Water Resources Department, and Parks and Recreation Department to evaluate, Virginia Spillman, Mike Simpson)

Water Resources: This site has 2 perennial streams that would potentially be affected by the street layout as highlighted on the map. Stream #1 is a perennial stream that runs north to south very close to the west property line. Stream #2 is a stream that runs near the east property line. Both streams will have to be crossed at least once if the connectivity takes place. Perennial streams in this

watersupply watershed require a 100' buffer (for high density option) on each side measured from top of bank. No built upon area is allowed in the entire buffer. Utility crossings and street crossings are allowed as long as all the certifications are obtained from the State and the Corps of Engineers.

Also, there could potentially be wetlands associated with the streams. A required street crossing perpendicular to the stream is allowed if appropriate permits are obtained. As with any perennial stream crossing, it would have to be made as close to 90 degrees as possible and all appropriate permits/approvals would have to be obtained from the state and the corps. Any wetlands disturbance also requires permits from the state and corps.

Parks and Recreation: No unique natural areas or topographical barrier.

8. Impacts to Public Facilities:

Whether or not a proposed street connection(s) would adversely affect other public facilities such as parks, bike trails, nature trails, and natural areas. (Greensboro Department of Transportation and Parks and Recreation Department to evaluate public facilities, Mike Simpson, Peggy Holland)

Parks and Recreation: No public facilities such as parks, trails, or natural areas at this location.

9. Public Service Delivery:

Whether or not a proposed street connection would enhance delivery of public services.

(Greensboro Department of Transportation and Environmental Services to evaluate Carrie Reeves)

GDOT: The proposed street connections will improve the routing and delivery of goods and public services such as solid waste collection, mail/package deliveries, school bus routing, and water/sewer line connections.

Environmental Services: It continues to be the Department's preference to require the connection of all streets to allow ease of service delivery. During the event in which connectivity is not physically possible, it is the preference of the Department to allow adequately sized turnarounds. Such turnarounds should be constructed to the minimum City street design standards.

This recommendation is based on the Department's ability to provide solid waste services. For the solid waste operations, staff is instructed to avoid backing the solid waste vehicles. Five independent solid waste collection services are provided to resident/businesses on a weekly basis. Three of the five services are managed by a single operator, no safety spotter is available to guide the vehicle or assist maneuvering the vehicle safely with its inherent blind spots. The minimum length of the solid waste vehicles is 33 feet. Due to these constraints,

operators are instructed to avoid backing and use available constructed turnarounds and paved areas. Supervisory staff notifies residents of obstacles placed within the turnaround locations that prevent the delivery of solid waste services.

Conclusively, solid waste service delivery is enhanced with the City's position to encourage street connectivity.

Public Involvement Procedure:

When, during the rezoning stage, the initial analysis by the City of Greensboro staff indicates a proposed street connection is warranted (based on a review of criteria 1-9) the Zoning Commission meeting will serve as the public hearing for public involvement and information gathering.

When, during the plan review stage, the initial analysis by City of Greensboro staff indicated a proposed street connection is warranted (based on a review of criteria 1-9) and prior to City of Greensboro staff making a recommendation to the Technical Review Committee, an information gathering meeting will be held with adjacent property owners to seek additional information related to criteria 1-9.

(Greensboro Department of Transportation to coordinate public involvement)

Should a proposed rezoning or an appeal of a TRC plat denial be made, this form (and attached map showing all proposed street connection locations and public involvement summary) will be provided to the Planning Board and City Council for their use and consideration in the appeals process.

Staff Recommendation:

The attached graphic in this street connectivity evaluation document is only to illustrate a conceptual connection (or one alternative) of how Clarkson Road and Spring Oak Drive could be connected to each other. It is for illustrative purposes only. The goal of this evaluation is simply to illustrate whether or not some type of connection should be made between Clarkson Road and Spring Oak Drive.

The proposed connection would meet block length and perimeter, and cul-de sac ordinance requirements. There are no impacts to natural areas and permits can be obtained to cross streams. The City of Greensboro will be more able to provide better/efficient services and the connection will provide for other modes of travel such as bikers and walkers. Therefore, City Staff recommends some type of connection between Clarkson Road and Spring Oak Drive.

Date: April 5, 2006

Name: Carrie S. Reeves, PE

Turn Around Evaluation: In the event a connection between Clarkson Road and Spring Oak Drive is not approved or required of the developer.

Street: Spring Oak Drive and Clarkson Road Connection
Limits: From Spring Oak Drive to Clarkson Road
Length: Will vary depending on proposed roadway alignment

1. How important is a permanent turn around at the end of Spring Oak Drive or Clarkson Road in order for your Department to provide services in a safe and efficient manner? (Please Circle)
 - a. Critical
 - b. Very Important
 - c. Somewhat Important
 - d. Not Important at all
2. Does your Department request that a permanent turn around be installed at the end of Spring Oak Drive or Clarkson Road? (Please Circle)
 - a. Yes (If yes please list reasons why your department requests a turn around, please include any departmental standards and policies)
 - b. No

Environmental Services: If no through street is developed a permanent structure will be required. Solid waste does not have an alternative to backing at least 75 feet or more. Most services are provided with a single operated vehicle. Blind spots are associated with these vehicles.

Fire Department: Fire code requires any street longer than 150' to have a permanent turn around. The Greensboro Fire Department requires a minimum Cul-De-Sac diameter of 65', or a T/L – shaped turn around w/ the minimum branch length of 50'.

3. If your Department requests a permanent turn around, what type of turn-a-round do you request? (Please circle desired type of turn around)
 - a. Cul-De-Sac (COG Std. 503)
 - b. Branch "L" Permanent (COG Std. 502)
 - c. "T"-Type Permanent (COG Std. 502)
 - d. Temporary (COG Std. 502)
 - e. Other

Environmental Services: A cul-de-sac is the preference for the operations of Environmental Services' vehicles. However, a "t" could be managed if adequate space and visibility is provided.

Fire Department: Fire has no preference other than one of the above highlighted permanent turn arounds be installed at the end of streets.

4. Are you aware of any constraints that would prohibit the construction of a turnaround at this location?
- a. ☒ No
 - b. Yes (Please list constraints below)



City of Greensboro
City Council
Agenda Item

TITLE: Ordinance annexing territory to the corporate limits – 0.303 acres at 5406 Cedar Field Drive

| | |
|---|--|
| Department: Planning | Current Date: 4/19/06 |
| Contact 1: Alec MacIntosh | Public Hearing: Yes, at 5/2/06 Council meeting |
| Phone: 373-2747 | Advertising Date: |
| Contact 2: Dick Hails | Advertised By: |
| Phone: 373-2922 | Authorized Signature: <i>Alec MacIntosh</i> |
| Attachments: Attachment A: "PL(P)06-10" map | |

PURPOSE:

Richard L. and Frances M. Barnes have petitioned the City for annexation of their property located at 5406 Cedar Field Drive. The City Council is required to hold a public hearing on this petition before considering its approval.

BACKGROUND:

This property abuts the primary city limits on its northeast side.

It is within the Tier 1 Growth Area (0-10 years) on the Growth Strategy Map in the Comprehensive Plan.

This lot holds a single family house that is connected to City water and sewer.

Fire service can be provided to these properties with low difficulty. The Police Department estimates very minor impact. Other City services can be provided in a manner similar to their provision to the previously-annexed houses nearby.

BUDGET IMPACT:

Initial service will be absorbed in the budget, but future service will have an incremental effect on future budgets.

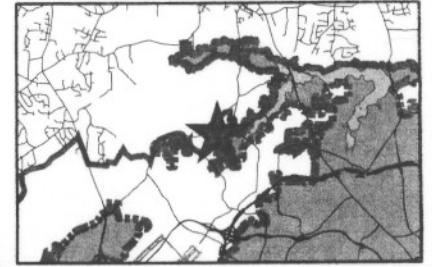
RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this annexation to the Planning Board and to City Council.

The Planning Board recommended this annexation at its March, 2006, meeting on a vote of 6-0 (Hall, Fox, Rhodes, Bryson, Landau, Koonce).

CITY COUNCIL
May 2, 2006

ATTACHMENT A



PROPOSED ANNEXATION
5406 Cedar Field Dr
Tax Map: 1-33-H-922-124
.303 Acres

PL(P)06-10



1"=100'
SHEET
291

HIGHLAND GROVE DR

CEDAR FIELD DR

CEDAR FIELD DR



City of Greensboro
City Council
Agenda Item

TITLE: East Side of Cedar Field Drive South of Highland Grove Drive

| | | | |
|---|---------------------|-----------------------|-----------------------|
| Department: | Planning Department | Current Date: | April 19, 2006 |
| Contact 1: | Richard Hails | Public Hearing: | May 2, 2006 |
| Phone: | 373-2922 | Advertising Date: | April 20 and 27, 2006 |
| Contact 2: | Bill Ruska | Advertised By: | City Clerk |
| Phone: | 373-2748 | Authorized Signature: | <i>RWHails</i> |
| Attachments: Attachment A: Vicinity Map (PL(Z) 06-25) Attachment B: Minutes of April 10, 2006 Zoning Commission Meeting Attachment C: Zoning Staff Report | | | |

PURPOSE:

Richard L. and Frances M. Barnes applied for the establishment of original zoning from County Zoning RS-15 Residential Single Family to City Zoning RS-15 Residential Single Family for property located on the east side of Cedar Field Drive (5406 Cedar Field Drive) south of Highland Grove Drive. The Zoning Commission considered this application on April 10, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 8 to 0 to recommend approval of this request.

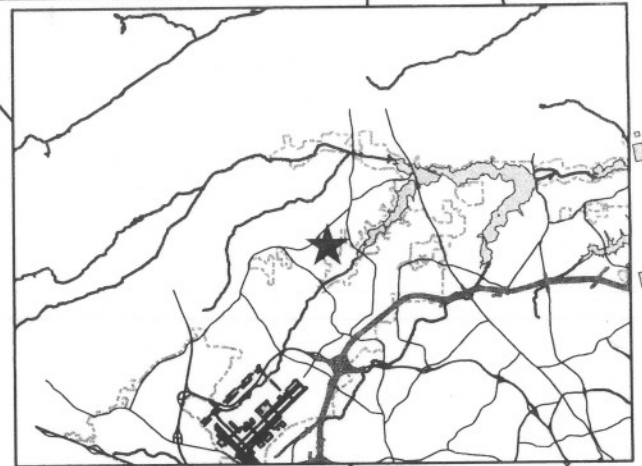
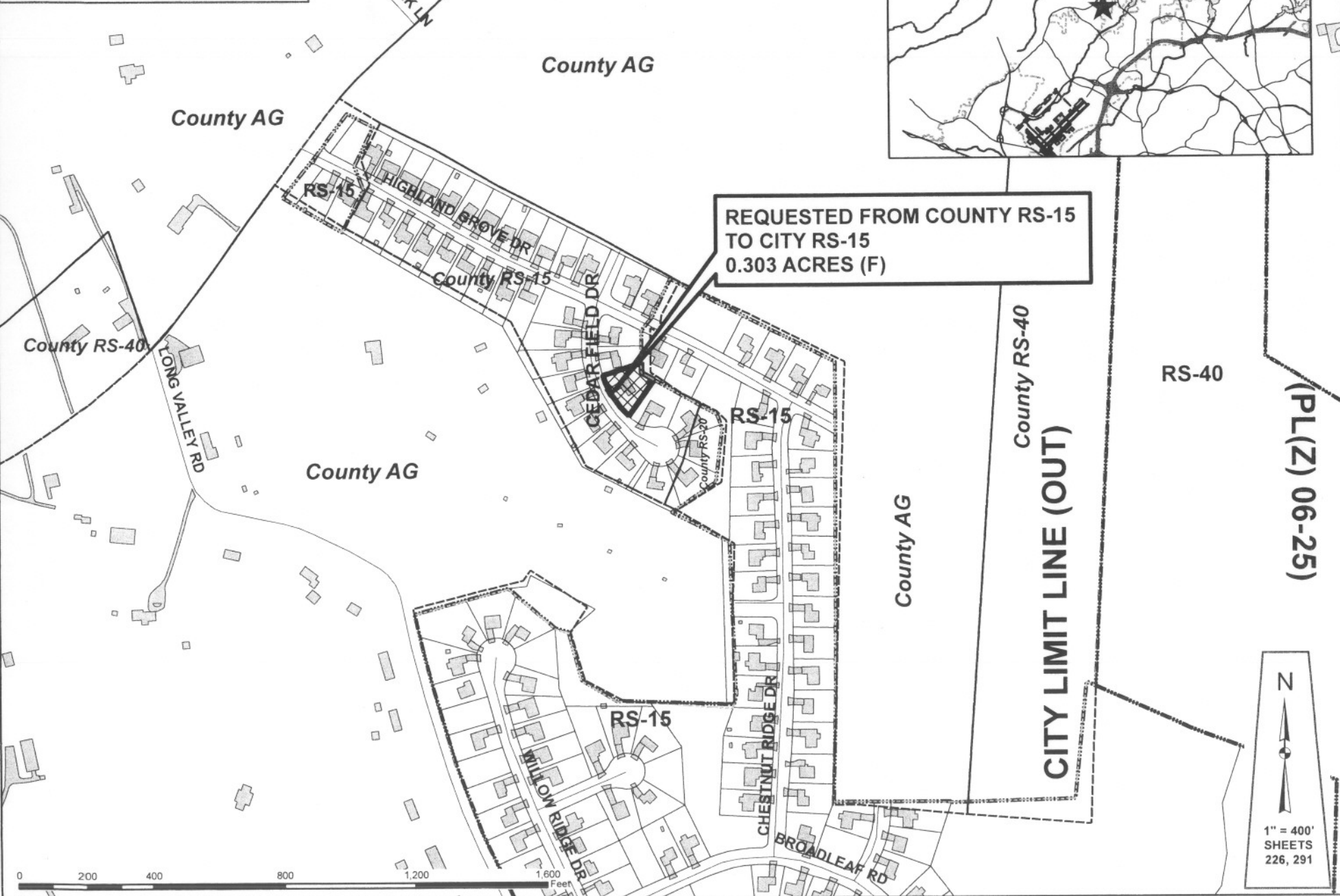
There was one speaker in favor of and no speakers in opposition to this proposal (see Attachment B: Minutes of April 10, 2006 Zoning Commission Meeting).

A vicinity map of the proposed original zoning is attached along with a copy of the Zoning Staff Report.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of the ordinance.

**Public Hearing
City Council
May 2, 2006**



N
1" = 400'
SHEETS
226, 291

ATTACHMENT B

MINUTES OF APRIL 10, 2005 ZONING COMMISSION MEETING (PL(Z) 06-25)

Mr. Ruska presented a map showing the subject property, as well as surrounding properties. He also presented slides of the subject property and noted issues in the staff report.

Chair Wolf opened the public hearing.

Richard Barnes, 5406 Cedar Field Drive, Summerfield, said the property behind his is in the City. For a variety of reasons, he and his wife find it to their advantage to be annexed into the City.

There was no one present to speak in opposition to this request. Chair Wolf closed the public hearing.

Mr. Hails said this rezoning is completely in keeping with the surrounding area. It fits with low residential on the Comp Plan. Staff recommends approval of the request.

Mr. Matheny said the Greensboro Zoning Commission believes that its action to approve the zoning amendment, located on Cedar Field Drive from County RS-15 to City RS-15, to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: It is generally consistent to the Low Residential land use category indicated for this site on the Connections 2025 Generalized Future Land Use Map; it continues to link City-initiated annexations and approvals of annexation petitions to water/sewer extension policies regarding designated growth areas. Mr. Collins seconded the motion. The Commission voted unanimously 8-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Spangler, Wright. Nays: None.)

**Attachment C
(PL(Z) 06-25)**

**City of Greensboro Planning Department
Zoning Staff Report
April 10, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: F
Location: 5406 Cedar Field Drive (East side of Cedar Field Drive south of Highland Grove Drive)
Applicant: Richard L. and Frances M. Barnes
Owner: Richard L. and Frances M. Barnes
From: County RS-15
To: City RS-15
Conditions: N/A

| SITE INFORMATION | |
|-----------------------------|---|
| Maximum Developable Units | 1 |
| Net Density | N/A |
| Existing Land Use | Single Family Dwelling |
| Acreage | 0.303 |
| Physical Characteristics | <i>Topography:</i> Generally flat <i>Vegetation:</i> Grass / Mature trees <i>Other:</i> N/A |
| Overlay Districts | N/A |
| Historic District/Resources | N/A |
| Generalized Future Land Use | Low Residential |
| Other | N/A |

| SURROUNDING ZONING AND LAND USE | | |
|---------------------------------|---------------|--------|
| Location | Land Use | Zoning |
| North | Single Family | RS-15 |
| South | Single Family | RS-15 |
| East | Single Family | RS-15 |
| West | Single Family | RS-15 |

| ZONING HISTORY | | |
|----------------|------|-----------------|
| Case # | Year | Request Summary |
| N/A | | |

| RS-15 ZONING DISTRICT |
|---|
| RS-15: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 2.5 units per acre or less. |

| TRANSPORTATION | |
|------------------------------|----------------------------------|
| Street Classification | Cedarfield Drive – Local Street. |
| Site Access | Existing residential. |
| Traffic Counts | None available. |
| Trip Generation | N/A. |
| Sidewalks | N/A. |
| Transit | No. |
| Traffic Impact Study | Not required per TIS Ordinance. |
| Street Connectivity | N/A. |
| Other | N/A. |

| ENVIRONMENTAL REVIEW | |
|-------------------------------|--|
| Water Supply Watershed | Yes, Site drains to Greensboro Watershed WSIII WCA tier 3 |
| Floodplains | N/A |
| Streams | N/A |
| Other | If any development is proposed site must meet watershed critical area regulations. |

| LANDSCAPING REQUIREMENTS | |
|--------------------------|--------------------------------------|
| Location | Required Planting Yard Type and Rate |
| North | N/A |
| South | N/A |
| East | N/A |
| West | N/A |

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions to water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: The portion of Highland Grove Subdivision that is in the city limits was annexed effective July 31, 1997. The original zoning of RS-15 was approved by City Council, upon a favorable recommendation by the Zoning Commission, in May 1997.

A 31.6-acre tract to the south, east of Long Valley Road, was originally zoned to RS-12 and the annexation of that property was effective on March 31, 2006.

This request is consistent with the Low Residential land use classification on the Generalized Future Land Use Map of Connections 2025. Furthermore, this request is a simple conversion from existing County Zoning RS-15 to City Zoning RS-15.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.



City of Greensboro
City Council
Agenda Item

TITLE: Ordinance annexing territory to the corporate limits –1.827 acres south of Air Harbor Road and 14.673 acres west of Northern Shores Lane and east of Woodpine Drive

| | | | |
|--------------|--------------------------------|-----------------------|--------------------------------|
| Department: | Planning | Current Date: | 4/19/06 |
| Contact 1: | Alec MacIntosh | Public Hearing: | Yes, at 5/2/06 Council meeting |
| Phone: | 373-2747 | Advertising Date: | |
| Contact 2: | Dick Hails | Advertised By: | |
| Phone: | 373-2922 | Authorized Signature: | <i>Alec MacIntosh</i> |
| Attachments: | Attachment A: "PL(P)06-11" map | | |

PURPOSE:

D. Stone Builders and Christ Community Church have petitioned the City for annexation of their properties located at 349 Air Harbor Road and west of Northern Shores Lane and east of Woodpine Drive. The City Council is required to hold a public hearing on this petition before considering its approval.

BACKGROUND:

The smaller property abuts the primary city limits on its south side, and the larger property abuts on all sides but its west side.

Both properties are within the Tier 1 Growth Area (0-10 years) on the Growth Strategy Map in the Comprehensive Plan.

The prospective development is a single family subdivision, plus a back access to the Church property. That subdivision would also include the already-annexed property between these two annexations. There is a 6-inch water line at the western end of Northern Shores Lane, as well as an 8-inch sewer line.

Fire service can be provided to these properties with low difficulty. The Police Department estimates moderate impact at buildout. Other City services can be provided in a manner similar to their provision to the previously-annexed properties nearby.

BUDGET IMPACT:

Initial service will be absorbed in the budget, but future service will have an incremental effect on future budgets.

RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) recommended these annexations to the Planning Board and to City Council. Approval of these annexations was recommended to City Council by the Planning Board at its March, 2006, meeting on a vote of 6-0 (Hall, Bryson, Rhodes, Landau, Koonce, Fox) recommended these annexations.

Agenda Item: 16

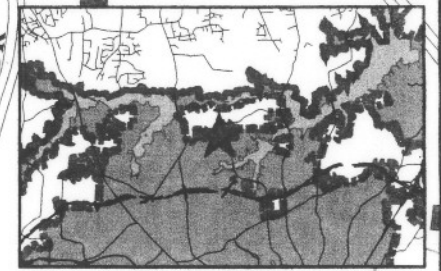
CITY COUNCIL
May 2, 2006

AIR HARBOR RD

ATTACHMENT A

PROPOSED ANNEXATION
349 Air Harbor Rd
Tax Map: ACL: 6-354-705-15
1.827 Acres

QUAIL RIDGE DR



QUAIL RIDGE CT

NORTHERN SHORES LN

BODIE LN

MOSLEY RD

WOODPINE DR

MEPPS LN

ANGLER LN

PL(P)06-11

PROPOSED ANNEXATION
Woodpine Dr & Northern Shores Ln
Tax Map: ACL: 6-354-705-57, 24, 59, 58, 34 & Part 17
14.673 Acres



1"=300'
SHEET
297 & 370



City of Greensboro
City Council
Agenda Item

TITLE: West of the Terminus of Northern Shores Lane and East of Woodpine Drive and Mosley Road

| | | | |
|--------------|--|-----------------------|-----------------------|
| Department: | Planning Department | Current Date: | April 19, 2006 |
| Contact 1: | Richard Hails | Public Hearing: | May 2, 2006 |
| Phone: | 373-2922 | Advertising Date: | April 20 and 27, 2006 |
| Contact 2: | Bill Ruska | Advertised By: | City Clerk |
| Phone: | 373-2748 | Authorized Signature: | <i>Richard Hails</i> |
| Attachments: | Attachment A: Vicinity Map (PL(Z) 06-26) Attachment B: Minutes of April 10, 2006 Zoning Commission Meeting Attachment C: Zoning Staff Report | | |

PURPOSE:

D. Stone Builders, Inc. applied for establishment of original zoning from County Zoning Agricultural to City Zoning RS-12 Residential Single Family for property located west of the terminus of Northern Shores Lane and east of Woodpine Drive and Mosley Road. The Zoning Commission considered this application on April 10, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 8 to 0 to recommend approval of the request.

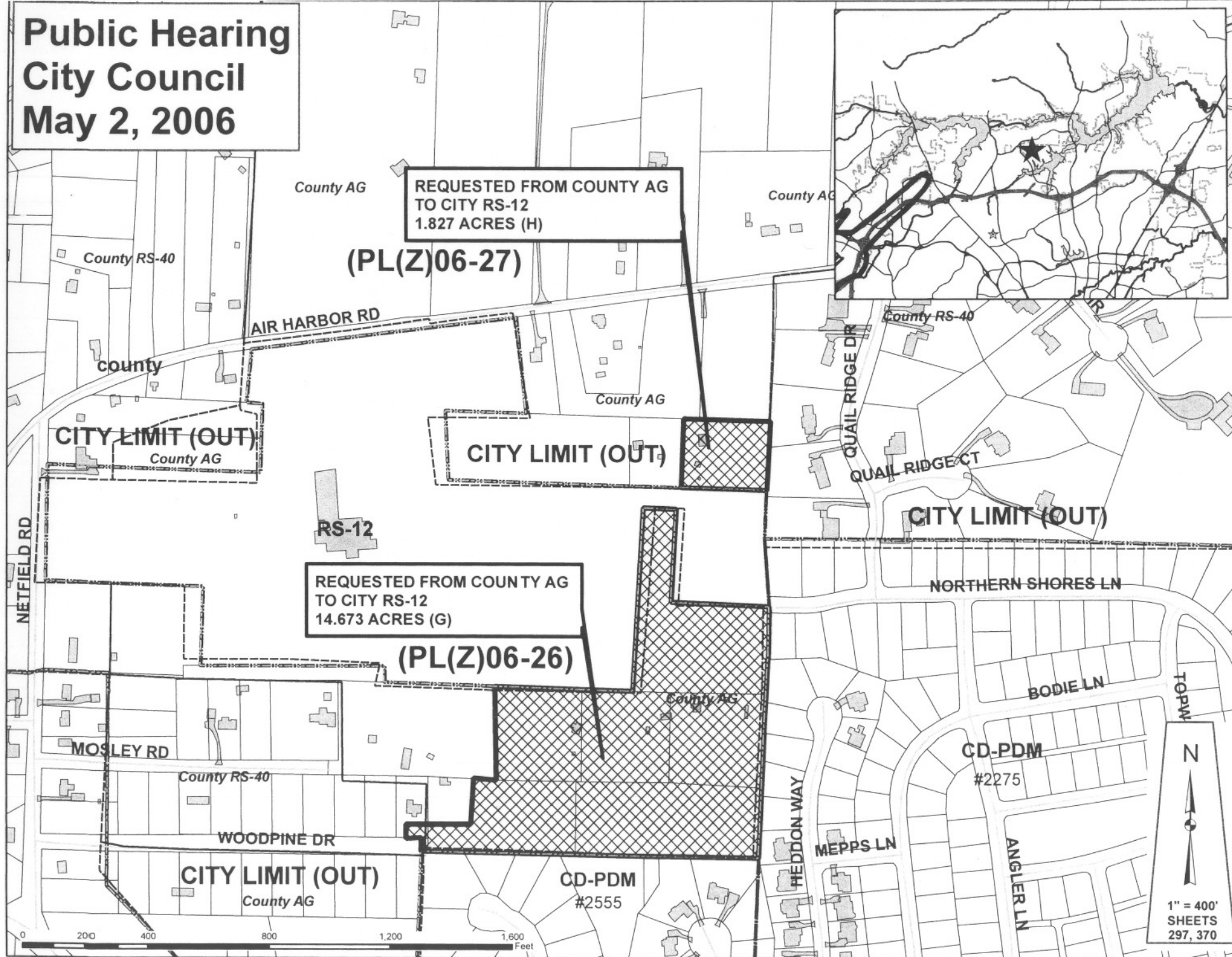
There was one speaker in favor of and one speaker in opposition to this proposal (see Attachment B: Minutes of April 10, 2006 Zoning Commission Meeting).

A vicinity map of the proposed original zoning is attached along with a copy of the Zoning Staff Report.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of the ordinance.

**Public Hearing
City Council
May 2, 2006**



ATTACHMENT B

MINUTES OF APRIL 10, 2006 ZONING COMMISSION MEETING (PL(Z) 06-26 & PL(Z) 06-27)

Mr. Ruska presented a map showing the subject properties, as well as surrounding properties. He also presented slides of the subject properties and noted issues in the staff report.

Chair Wolf opened the public hearing.

Dwight Stone, president of D. Stone Builders, 2904 Lawndale Drive, said the yellow portion between these two properties had been acquired from Christ Methodist Church so there is now no separation between the properties. They plan to develop 38 single family lots, most of which will be in excess of 15,000 square feet, which gives them an average of about two homes per acre for this property.

Frankie Cross, 1300 Moseley Drive, said he was not exactly opposed to this request, but wanted to know what type boundaries the developer would be required to keep between this property and his property.

Chair Wolf said not having a site plan that shows the roads, etc., he really could not answer Mr. Cross's inquiry. He would be able to get that information from the City once a development plan is submitted. However, it is a rezoning request with no conditions relating to site layout. RS-12 would not require any buffers. It would just be whatever lot standards the City of Greensboro has.

Chair Wolf closed the public hearing.

Mr. Hails said staff thinks this request is consistent with the low residential category in the Comp Plan. It is also consistent with several plan policies related to growth at the fringe, diverse housing types, etc. They could verify that they had been looking at a preliminary subdivision, but it does show land between the two tracts being connected. Since it is already RS-12 zoning on that tract, getting RS-12 on these will allow it to develop in a unified fashion. Staff recommends approval of the request.

Mr. Schneider said on the first request, the Greensboro Zoning Commission believes that its action to approve the zoning amendment, located at the terminus of Northern Shores Lane from County AG to City RS-12, to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: It is generally consistent with the Low Residential land use category indicated for this site on the Connections 2025 Generalized Future Land Use Map; it promotes a sound, sustainable pattern of land use for development at the fringe; it promotes the diversification of housing stock to meet the needs of all citizens for suitable policy. Ms. Spangler seconded the motion. The Commission voted

unanimously 8-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Spangler, Wright. Nays: None.)

Ms. Miller said on the second request, the Greensboro Zoning Commission believes that its action to approve the zoning amendment, located south of Air Harbor Road from County AG to City RS-12, to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: It is generally consistent with the Low Residential land use category indicated for this site on the Connections 2025 Generalized Future Land Use Map; it promotes a sound, sustainable pattern of land use for development at the fringe; it promotes mixed-income neighborhoods; it promotes the diversification of new housing stock to meet the needs of all citizens for suitable housing. Mr. Gilmer seconded the motion. The Commission voted unanimously 8-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Spangler, Wright. Nays: None.)

**Attachment C
(PL(Z) 06-26 & PL(Z) 06-27)**

**City of Greensboro Planning Department
Zoning Staff Report
April 10, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: G & H
Location: **G** – West of the terminus of Northern Shores Lane and east of Woodpine Drive and Moseley Road **H** – South of Air Harbor Road and west of Quail Ridge Drive

Applicant: Joe Gonzalez
Owner: D. Stone Builders, Inc. & Christ Community Church

From: County AG
To: City RS-12

Conditions: N/A

| SITE INFORMATION | |
|------------------------------------|--|
| Maximum Developable Units | N/A |
| Net Density | Approximately 3.0 dwelling units per acre |
| Existing Land Use | Undeveloped |
| Acreage | G – 14.673 / H – 1.827 |
| Physical Characteristics | <i>Topography:</i> Rolling <i>Vegetation:</i> Wooded / Open fields <i>Other:</i> N/A |
| Overlay Districts | N/A |
| Historic District/Resources | N/A |
| Generalized Future Land Use | Low Residential |
| Other | N/A |

| SURROUNDING ZONING AND LAND USE | | |
|---------------------------------|--------------------------------------|-----------------------|
| Location | Land Use | Zoning |
| North | Christ Community Church & Twin Homes | RS-12 / Co. AG |
| South | Single Family | CD-PDM |
| East | Single Family | CD-PDM / Co. RS-40 |
| West | Single Family | RS-12 / Co. RS-40 |

| ZONING HISTORY | | |
|----------------|------|-----------------|
| Case # | Year | Request Summary |
| N/A | | |

| DIFFERENCES BETWEEN AG (EXISTING) AND RS-12 (PROPOSED) ZONING DISTRICTS |
|--|
| AG: Primarily intended to accommodate uses of an agricultural nature including farm residences and farm tenant housing. It also accommodates scattered nonfarm residences on large tracts of land. It is not intended for major residential subdivisions. |
| RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less. |

| TRANSPORTATION | |
|------------------------------|--|
| Street Classification | Northern Shores Lane – Local Street. |
| Site Access | Northern Shores Lane is this development's only point of access at this time. |
| Traffic Counts | None available. |
| Trip Generation | N/A. |
| Sidewalks | Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets. |
| Transit | No. |
| Traffic Impact Study | N/A. |
| Street Connectivity | N/A. |
| Other | N/A. |

| ENVIRONMENTAL REVIEW | |
|-------------------------------|---|
| Water Supply Watershed | Yes, Site Drains to Greensboro Watershed |
| Floodplains | N/A |
| Streams | Two intermittent streams on site. |
| Other | All the proposed built upon area must drain and get treated by a state approved device (pond or similar). |

| LANDSCAPING REQUIREMENTS | |
|--------------------------|--------------------------------------|
| Location | Required Planting Yard Type and Rate |
| North | N/A |
| South | N/A |
| East | N/A |
| West | N/A |

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: The annexation and original zoning to RS-12 for the Christ Community Church property was effective on November 30, 1996.

Northern Shores, a component of the Lake Jeanette planned unit development, was annexed and originally zoned to CD-PDM effective April 30, 1997.

These requests are consistent with the Low Residential land use classification on the Generalized Future Land Use Map of Connections 2025. Furthermore, these requests are compatible with existing zoning and development in the immediate vicinity of these two tracts.

The two proposals meet the Growth at the Fringe Goal and Policy 9A.5 as described above. Furthermore, they meet Comprehensive Plan policies of promoting mixed-income neighborhoods and promoting the diversification of new housing stock.

GDOT: No additional comments.

Water Resources: Possibility of wetlands. Any wetland disturbance and or stream crossing disturbance must be permitted by the State and the Corps of Engineers. All the approvals must be obtained prior to any disturbance. Channels that carry public water require a Drainage Maintenance and Utility Easement (DMUE). The width depends on the runoff that the channels carry.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval of both proposals.



City of Greensboro
City Council
Agenda Item

TITLE: South of Air Harbor Road and West of Quail Ridge Drive

| | | | |
|--------------|--|-----------------------|-----------------------|
| Department: | Planning Department | Current Date: | April 19, 2006 |
| Contact 1: | Richard Hails | Public Hearing: | May 2, 2006 |
| Phone: | 373-2922 | Advertising Date: | April 20 and 27, 2006 |
| Contact 2: | Bill Ruska | Advertised By: | City Clerk |
| Phone: | 373-2748 | Authorized Signature: | <i>RHails</i> |
| Attachments: | Attachment A: Vicinity Map (PL(Z) 06-27) (Attached to Agenda Item PL(Z) 06-26) | | |
| | Attachment B: Minutes of April 10, 2006 Zoning Commission Meeting (Attached to Agenda Item PL(Z) 06-26) | | |
| | Attachment C: Zoning Staff Report (Attached to Agenda Item PL(Z) 06-26) | | |

PURPOSE:

D. Stone Builders, Inc. applied for the establishment of original zoning from County Zoning Agricultural to City Zoning RS-12 Residential Single Family for property located south of Air Harbor Road and west of Quail Ridge Drive. The Zoning Commission considered this application on April 10, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 8 to 0 to recommend approval of the request.

There was one speaker in favor of and no speakers in opposition to this proposal (see Attachment B: Minutes of April 10, 2006 Zoning Commission Meeting attached to Agenda Item PL(Z) 06-26).

A vicinity map of the proposed original zoning is attached along with a copy of the Zoning Staff Report to Agenda Item PL(Z) 06-26.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of the ordinance.



City of Greensboro
City Council
Agenda Item

TITLE: Connections 2025 Comprehensive Plan Generalized Future Land Use Map Amendment

| | | | |
|-------------|---------------|-----------------------|-----------------------|
| Department: | Planning | Current Date: | April 18, 2006 |
| Contact 1: | Heidi Galanti | Public Hearing: | May 2, 2006 |
| Phone: | 574-3576 | Advertising Date: | April 20 and 27, 2006 |
| Contact 2: | Bill Ruska | Advertised By: | City Clerk |
| Phone: | 373-2748 | Authorized Signature: | <i>PWH</i> |

Attachments:
Attachment A: Map of the Comprehensive Plan amendment
Attachment B: A copy of the staff report for the Comprehensive Plan amendment and rezoning request
The staff report is provided in this packet for the Comprehensive Plan amendment CP-06-11 and the rezoning request PL(Z) 06-28.

PURPOSE:

Frank Mellon, applied for an amendment to the *Connections 2025 Comprehensive Plan* Generalized Future Land Use Map (Figure 4-2) from the Low Residential to the Mixed Use Commercial land use classification for a portion of the property located at the southwest quadrant of New Garden Road and Garden Lake Drive.

The City Council will conduct a public hearing to receive public comment and consider action on this amendment.

BACKGROUND:

This request for a Connections 2025 Generalized Future Land Use Map amendment is directly related to a rezoning request for this same area. See attachments for more information.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends denial of this ordinance.

**Public Hearing
City Council
May 2, 2006**

NEW BEDFORD

HEMPSTEAD DR

GARDEN LAKE RD

GAMBLE PL

FLEMING TERRACE RD

**REQUESTED COMPREHENSIVE PLAN AMENDMENT
FROM LOW-RESIDENTIAL
TO MIXED USE COMMERCIAL (1.416 ACRES)**

NORTHLAKE DR

SOUTHLAKE DR

GARDEN LAKE CIR

Low Residential

Mixed Use Commercial

Institutional

HOBBS RD

**Major Parks/
Open Space**

PRICE PARK DR

NEW GARDEN RD

Institutional

BROOKGLEN LN

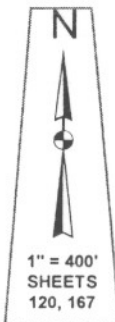
PINEHAVEN DR

Moderate Residential

0 200 400 800 1,200 1,600 Feet



CP-06-11



**Attachment B
(CP-06-11)**

**City of Greensboro Planning Department
Zoning Staff Report and
Plan Amendment Evaluation
April 10, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: O
Location: 1431 & 1433 New Garden Road (Southwest quadrant of New Garden Road and Garden Lake Drive)

Applicant: Charles H. and Karen M. Michaux
Owner: Charles H. and Karen M. Michaux

GFLUM

From: Low Residential
To: Mixed Use Commercial

Zoning

From: RS-15
To: CD-GO-M

- Conditions:**
- 1) Uses limited to bank, savings and loan or credit union.
 - 2) Any building on the subject property shall be constructed primarily with brick or masonry materials.
 - 3) Any building on the subject property shall be limited to one story in height.
 - 4) Limited to one access point on New Garden Road and one access point on Garden Lake Drive.
 - 5) The buffer along the southern and western lines of the subject property shall be as double the planting rate required under the ordinance.
 - 6) All exterior lighting shall be directed away from any adjoining residential property.

| SITE INFORMATION | |
|-----------------------------|---|
| Maximum Developable Units | N/A |
| Net Density | N/A |
| Existing Land Use | 1 Single Family Dwelling / 1 Undeveloped Lot |
| Acreage | 1.416 |
| Physical Characteristics | Topography: Downward westerly slope Vegetation: Mature trees / Grass Other: N/A |
| Overlay Districts | N/A |
| Historic District/Resources | N/A |
| Generalized Future Land Use | Low Residential |
| Other | N/A |

| SURROUNDING ZONING AND LAND USE | | |
|---------------------------------|--------------------|----------|
| Location | Land Use | Zoning |
| North | Single Family | RS-15 |
| South | McKinley Townhomes | CD-RM-8 |
| East | Undeveloped | CD-RS-12 |
| West | Undeveloped | RS-15 |

| ZONING HISTORY | | |
|----------------|------|---|
| Case # | Year | Request Summary |
| | | This property has been zoned RS-15 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S. |

| DIFFERENCES BETWEEN RS-15 (EXISTING) AND CD-GO-M (PROPOSED) ZONING DISTRICTS |
|--|
| RS-15: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 2.5 units per acre or less. |
| CD-GO-M: Primarily intended to accommodate moderate intensity office and institutional uses, moderate density residential uses at a density of 12.0 units per acre or less, and supporting service uses. See Conditions for use limitations and other restrictions. |

| TRANSPORTATION | |
|------------------------------|--|
| Street Classification | Garden Lake Drive – Collector Street, New Garden Road – Major Thoroughfare. |
| Site Access | One proposed via New Garden Road and one proposed via Garden Lake Drive. |
| Traffic Counts | New Garden Road ADT = 22,000, Garden Lake Drive ADT = 800. |
| Trip Generation | 24 Hour = 2,056, AM Peak = 97, PM Peak = 256. |
| Sidewalks | Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets. |
| Transit | No. |
| Traffic Impact Study | Yes required per TIS Ordinance. Please see the Additional Information section of this staff report. |
| Street Connectivity | N/A. |
| Other | N/A. |

| ENVIRONMENTAL REVIEW | |
|-------------------------------|---|
| Water Supply Watershed | Yes, site drains to Greensboro Watershed |
| Floodplains | N/A |
| Streams | N/A |
| Other | Maximum amount of built upon area per watershed density is 70% of the site acreage (high density development). If high density development is proposed all the built upon area must drain and get treated by a State approved device (pond or similar). |

| LANDSCAPING REQUIREMENTS | |
|--------------------------|--|
| Location | Required Planting Yard Type and Rate |
| <i>North</i> | Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100' |
| <i>South</i> | Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100' |
| <i>East</i> | Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100' |
| <i>West</i> | Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100' |

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

POLICY 5F.2: Improve design standards for new development to enhance community appearance and sense of place (visual impacts on adjacent neighborhoods).

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.4: Implement measures to **protect neighborhoods from potential negative impacts of development**, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

POLICY 7C.1: Ensure that adequate land is zoned and has infrastructure available for the various stages of business development.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Existing:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Proposed:

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by "strip" commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New "strip" commercial development is discouraged.

| COMPREHENSIVE PLAN AMENDMENT HISTORY | | |
|--------------------------------------|------|--|
| Case # | Date | Request Summary |
| N/A | | There have not been any map amendments in the immediate vicinity of this case. |

APPLICANT STATED REASONS FOR REQUEST

Explain in detail why the change is needed and a justification for such a change:

We have filed an application to rezone this property for a bank. The Comprehensive Plan Future Land Use Map calls for Low Density Residential and the requested rezoning is CD-GO-M, which, if approved would make this a mix of commercial and moderate and low residential in this area.

Explain in detail the conditions that you think may warrant a Plan Amendment (i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in

development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):

New Garden Road is a major thoroughfare, 5 lane, median-divided street with a wide range of property uses. Directly across the street is a mix of large office and retail, and this property adjoins single and multi-family developments. A bank site, which is intended, will fit in well in this particular area and is very compatible with area properties.

COMPREHENSIVE PLAN ANALYSIS

Need for the Proposed Change:

This request entails a change from Low Residential to Mixed Use Commercial on the southwest corner of New Garden Road and Garden Lake Drive. The property is surrounded to the north by a single-family house, to the east by Price Park, the south by McKinley Townhomes, and the west by an undeveloped lot.

Diagonally across the intersection is the Highwoods property which is partially developed with the FNB Southeast office building and other commercial service uses. Also located at the interchange of New Garden Road and Bryan Boulevard is the New Garden Crossing Shopping Center. From the interchange south to the subject property is a natural transition of land uses from the shopping center, to Crowne Garden Apartments, to Cross of Christ Lutheran Church, to two single-family homes, to this site. Although this property is located along a major thoroughfare, Garden Lake Road is a residential street and staff feels that the use of this property would be better as low residential. The Plan discourages stripping commercial along corridors and staff feels that the major node of commercial development at New Garden Road and Bryan Boulevard is sufficient to serve this area. Additionally, based on the existing zoning pattern, the major node mentioned above will accommodate over 1,140,000 square feet of commercial development. Because the commercial node is still developing it appears that there is available commercial space that this use could occupy.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service, traffic counts, planned road improvements, transit, accidents statistics, and environmental constraints such as; location within a Water Supply Watershed, floodplain, streams):

Implications, if any, the Amendment may have for Other Parts of the Plan:

This could encourage other similar requests to continue south down New Garden Road, thus creating a strip commercial affect. In the same vein, this could encourage similar requests westward along Garden Lake Drive.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3): None

COMPREHENSIVE PLAN MONITORING COMMENTS

The Monitoring Committee met on April 3, 2006, and made the following comments concerning this request:

- Blends o.k. from the New Garden perspective;
- It may not be enough land for multi-family;
- We should not break the land use pattern for this site;

- It threatens the established residential on Garden Lake Drive – don't like it;
- There is no reason to endorse it; and
- There seems to be existing available retail space in the vicinity.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: The New Garden Road Corridor Study (1996) called for this property, all the lots on both sides of Garden Lake Drive, and an extended area on the west side of New Garden Road southward to the site of the federal credit union to remain as single family detached/low density residential.

STAFF COMMENTS

Planning: This request carries commercial zoning farther south along New Garden Road than was anticipated by the New Garden Road Corridor Study.

Staff is concerned about the impact that this request would have on adjacent single family lots on Garden Lake Drive, in addition to the future of Garden Lake Drive itself. Garden Lake Drive is a residential street and it should remain as such.

If this property is no longer viable for single family use, it should be developed for low density townhouses which would be consistent with the Low Residential land use classification on the Generalized Future Land Use Map.

GDOT: No additional comments.

Water Resources: No additional comments

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends denial of the Comprehensive Plan amendment to the Mixed Use Commercial land use classification and denial of the rezoning to Conditional District – General Office Moderate Intensity primarily due to:

- There is an existing commercial node that serves this area;
- There appears to be existing available retail space within the commercial node that will accommodate this use;
- There is a natural transition of uses along New Garden Road from the more intensive commercial uses at the New Garden Road/Bryan Boulevard interchange to low density residential use on this site and staff feels that this transition makes the uses in this area compatible with one another; and

- The approval of commercial uses at this intersection may encourage the continuation of commercial south along New Garden Road and the Comprehensive Plan discourages the "stripping out" of commercial uses along our thoroughfares.

ADDITIONAL INFORMATION

Proposed Commercial Developments – Traffic Impact Analysis

Prepared for Garden Lake 1, LLC & Garden Lake 2, LLC

February 20, 2006

Executive Summary

The developers of Garden Lake 1, LLC and Garden Lake 2, LLC propose to build two commercial developments off New Garden Road in Greensboro, NC (see figure 1). The Garden Lake 1 project consists of a 14,000 SF pharmacy to be located at the northwest corner of New Garden Road and Garden Lake Drive. This project would have one full access point on Garden Lake Drive and a right-in/right-out on New Garden Road. The Garden Lake 2 project consists of a 4,000 SF drive-in bank to be located at the southwest corner of New Garden Road and Garden Lake Drive. The site plan for this project proposes one full access point on Garden Lake Drive and a right-out only on New Garden Road.

The City of Greensboro has required a traffic analysis to determine the effect of both of these proposed projects. GDOT has further determined that one study could be completed to summarize the combined and individual impacts of both of these projects. Transportation engineering consultant firm *John Davenport Engineering Inc.* was contracted by the developers of these projects to provide this traffic impact analysis. The following intersections were included in the study:

- New Garden Road @ Hobbs Road/ Garden Lake Drive (existing signalized)

- New Garden Road @ Highwoods Circle (existing signalized)
- New Garden Road @ Pharmacy Access #1 (proposed right-in/right-out)
- Garden Lake Drive @ Pharmacy Access #2 (proposed full access - unsignalized)
- Garden Lake Drive @ Bank Access 1 (proposed full access - unsignalized)
- New Garden Road @ Bank Access 2 (proposed right-out only)

These intersections were analyzed for the following scenarios:

- Existing conditions
- 2007 Future no-build
- Future Build (Bank Only)
- Future Build (Pharmacy Only)
- Future Build (Bank and Pharmacy) conditions

The proposed pharmacy is expected to generate approximately 1,234 new daily trips, with 37 peak hour trips occurring during the AM peak and 121 peak hour trips occurring during the PM peak.

The proposed bank is expected to generate approximately 2,056 new daily trips, with 97 peak hour trips occurring during the AM peak and 256 peak hour trips occurring during the PM peak.

The combined development is expected to generate approximately 3,290 new daily trips, with 134 peak hour trips occurring during the AM peak and 377 peak hour trips occurring during the PM peak.

The build-out year for both projects is projected to be 2007.

The following is a level of service table for the projected impact of these developments:

Level of Service Table

| Intersection | AM Peak (7-9 AM) | | | | | PM Peak (4-6 PM) | | | | |
|--|------------------|----------------------|------------------------------|--------------------------|------------------------------|------------------|----------------------|------------------------------|--------------------------|------------------------------|
| | 2005 Existing | 2007 Future No-Build | 2007 Future Build (Pharmacy) | 2007 Future Build (Bank) | 2007 Future Build (Combined) | 2005 Existing | 2007 Future No-Build | 2007 Future Build (Pharmacy) | 2007 Future Build (Bank) | 2007 Future Build (Combined) |
| New Garden Road @ Hobbs/Garden Lake | A (6.1) | A (9.3) | A (9.3) | A (9.4) | A (9.4) | A (9.5) | C (30.1) | C (30.1) | C (31.1) | C (31.7) |
| New Garden Road @ Highwoods Circle | B (15.4) | B (16.0) | B (16.5) | B (16.7) | B (17.0) | C (21.6) | C (29.4) | C (29.4) | C (29.4) | C (29.4) |
| New Garden Road @ Pharmacy Access #1 | | | B (12.5) EBR | | B (10.8) EBR | | | C (15.3) EBR | | B (12.3) EBR |
| Garden Lake @ Pharmacy Access #2 | | | A (9.3) SBL | | | | | A (9.1) SBL | | |
| Garden Lake Drive @ Bank Access #1 | | | | A (8.6) NBR | | | | | A (8.8) NBR | |
| New Garden @ Bank Access #2 | | | | B (11.7) EBR | B (11.8) EBR | | | | B (12.6) EBR | B (12.7) EBR |
| Garden Lake Drive @ Pharmacy/Bank Access | | | | | B (10.9) SBL | | | | | B (13.6) SBL |

Based on the traffic analysis results, the following recommendations are made:

Pharmacy Only

New Garden Road @ Hobbs Road/ Garden Lake Drive

- No improvements recommended.

New Garden Road @ Highwoods Circle

- No improvements are recommended for this intersection under any scenario.

New Garden Road @ Proposed Access #1

- Restrict to right-in/ right-out as proposed on site plan.
- Construct a right turn taper into the proposed driveway.
- Per the request of GDOT, the proposed drive should be set back as far as possible from the intersection and still be in accordance to the GDOT Driveway Manual.

Garden Lake Drive @ Proposed Access #1

- Construct a separate left turn and thru/ right-combo lane on the Pharmacy approach.
- Per the request of GDOT, the proposed drive should be set back as far as possible from the intersection and still be in accordance to the GDOT Driveway Manual.

Bank Only

New Garden Road @ Hobbs Road/ Garden Lake Drive

- Construct an exclusive left turn lane on eastbound Garden Lake Drive. This lane should continue back to the bank entrance and form a westbound left turn lane into the bank site.

New Garden Road @ Highwoods Circle

- No improvements are recommended for this intersection under any scenario.

Garden Lake Drive @ Proposed Access #1

- Construct a separate left turn and thru/ right-combo lane on the Bank approach.
- Construct a westbound left turn lane on Garden Lake Road that transitions to an eastbound left turn lane at New Garden Road (widen Garden Lake Road to three lanes from New Garden to the proposed new driveway).
- Per the request of GDOT, the proposed drive should be set back as far as possible from the intersection and still be in accordance to the GDOT Driveway Manual.

New Garden Road @ Proposed Access #2

- Restrict to a right-out as proposed on site plan.
- Per the request of GDOT, the proposed drive should be set back as far as possible from the intersection and still be in accordance to the GDOT Driveway Manual.

Pharmacy and Bank

New Garden Road @ Hobbs Road/ Garden Lake Drive

- Construct an exclusive left turn lane on eastbound Garden Lake Drive. This lane should continue back to the bank entrance and form a westbound left turn lane into the bank site.

New Garden Road @ Highwoods Circle

- No improvements are recommended for this intersection under any scenario.

New Garden Road @ Proposed Pharmacy Access 1

- Restrict to right-in/ right-out as proposed on site plan.
- Construct a right turn taper into the proposed driveway.

Garden Lake Drive @ Proposed Pharmacy Access 2/ Bank Access 1

- Align both drives to be directly across from each other.
- Construct a separate left turn and thru/ right-combo lane on the Pharmacy approach.
- Construct a separate left turn and thru/ right-combo lane on the Bank approach.
- Construct a westbound left turn lane on Garden Lake Road that transitions to an eastbound left turn lane at New Garden Road (widen Garden Lake Road to three lanes from New Garden to the proposed new driveways).

New Garden Road @ Proposed Bank Access 2

- Restrict to a right-out as proposed on site plan.
- Per the request of GDOT, the proposed drive should be set back as far as possible from the intersection and still be in accordance to the GDOT Driveway Manual.

This study has considered both of the proposed site plans individually and combined to determine the potential impacts of the projects. Analysis indicates that neither project will significantly impact the level of service at any of the studied intersections. All

intersections are projected to operate at a LOS C or better during the analysis year (2007). The recommended improvements will adequately address the additional traffic from of these projects.



City of Greensboro
City Council
Agenda Item

TITLE: Southwest Quadrant of New Garden Road and Garden Lake Drive

Department: Planning Department

Current Date: April 19, 2006

Contact 1: Richard Hails

Public Hearing: May 2, 2006

Phone: 373-2922

Advertising Date: April 20 and 27, 2006

Contact 2: Bill Ruska

Advertised By: City Clerk

Phone: 373-2748

Authorized Signature: *Ruth Hails*

Attachments: Attachment A: Vicinity Map (PL(Z) 06-28)
Attachment B: Minutes of April 10, 2006 Zoning Commission Meeting
Attachment C: Zoning Staff Report (**Attached to Comprehensive Plan Amendment CP-06-11**)
Agenda Item

PURPOSE:

Charles H. and Karen M. Michaux applied for rezoning from RS-15 Residential Single Family to Conditional District – General Office Moderate Intensity for property located at the southwest quadrant of New Garden Road and Garden Lake Drive. The Zoning Commission considered this application on April 10, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 7 to 1 to recommend denial of the request.

There were two speakers in favor of and six speakers in opposition to this proposal (see Attachment B: Minutes of April 10, 2006 Zoning Commission Meeting).

This Conditional District – General Office Moderate Intensity rezoning application contains the following conditions:

- 1) Uses limited to bank, savings and loan or credit union.
- 2) Any building on the subject property shall be constructed primarily with brick or masonry materials.
- 3) Any building on the subject property shall be limited to one story in height.
- 4) Limited to one access point on New Garden Road and one access point on Garden Lake Drive.
- 5) The buffer along the southern and western lines of the subject property shall be as double the planting rate required under the ordinance.
- 6) All exterior lighting shall be directed away from any adjoining residential property.

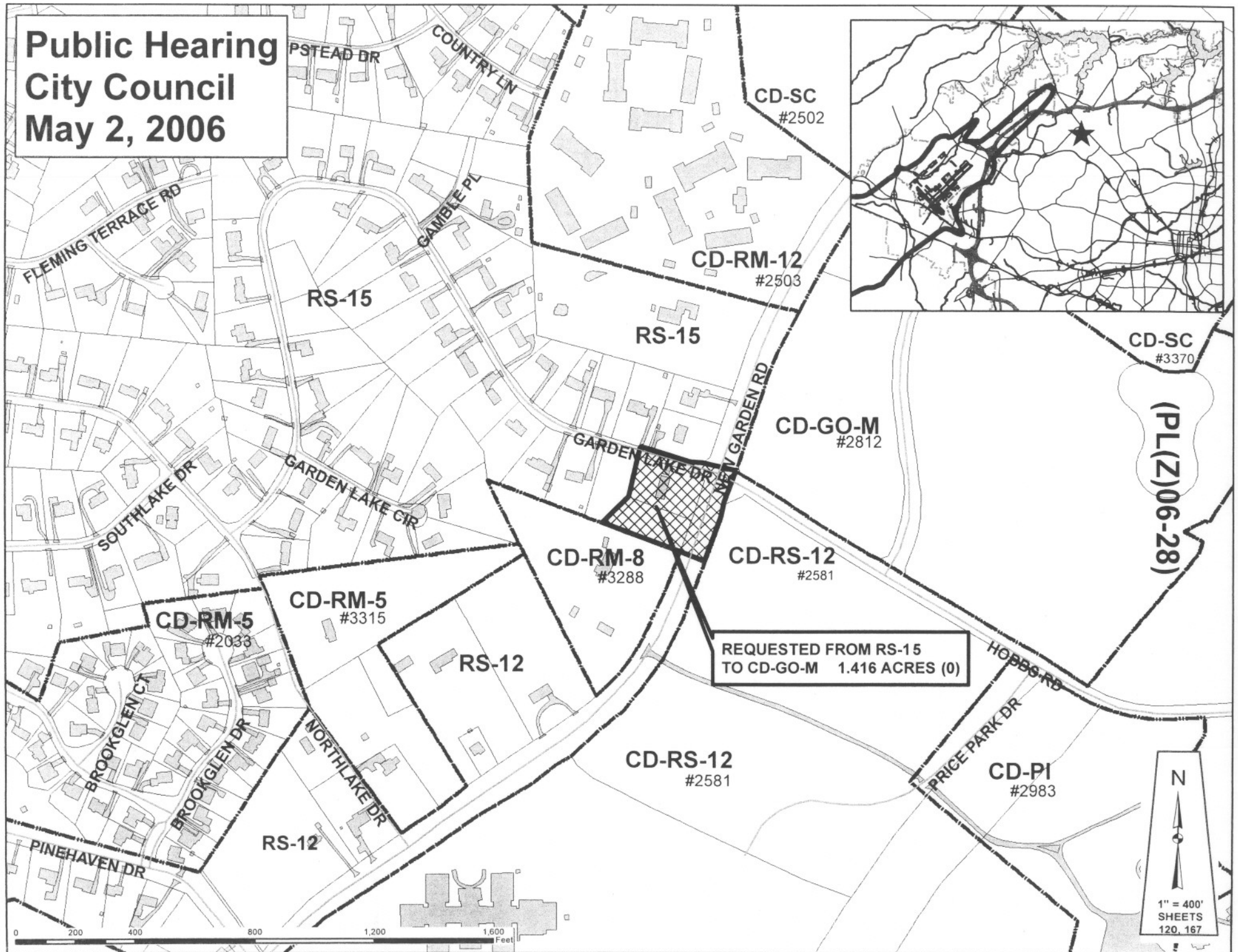
A vicinity map of the proposed rezoning is attached and a copy of the Staff Report is attached to the Agenda Item for Comprehensive Plan Amendment CP-06-11.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends denial of the ordinance.

Agenda Item: 20

**Public Hearing
City Council
May 2, 2006**



ATTACHMENT B

MINUTES OF APRIL 10, 2006 ZONING COMMISSION MEETING (PL(Z) 06-28)

Mr. Ruska presented a map showing the subject properties, as well as surrounding properties. He also presented slides of the subject properties and noted issues in the staff report.

Chair Wolf opened the public hearing.

Marc Isaacson, Esq., 101 West Friendly Avenue, represented the various property owners. These are two rezoning cases involving the two corners on the west side of New Garden Road at the intersection with Garden Lake. They brought the two requests together so that interested persons would know the plans for the two corners. He had handed out two booklets to the Commission, one for the CD-LB for a Walgreen Pharmacy, and the other one is entitled CD-GO-M and is for a bank. He read into the record changes in the conditions. Amended Condition 1) on the LB site would read: 1) Uses limited to a drug store. Then they wished to add a new condition: 6) All exterior lighting shall be directed away from any adjoining residential property. On the GO-M site, they amended Condition 1) as follows: 1) Uses limited to a bank, savings and loan or credit union. They would add the same new condition: 6) All exterior lighting shall be directed away from any adjoining residential property.

Mr. Schneider moved acceptance of the amended and new condition on Item N (CD-LB site), seconded by Mr. Gilmer. The Commission voted unanimously 8-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Spangler, Wright. Nays: None.)

Mr. Schneider moved acceptance of the amended and new condition on Item O (CD-GO-M site), seconded by Mr. Gilmer. The Commission voted unanimously 8-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Spangler, Wright. Nays: None.)

Mr. Isaacson explained the contents of the Walgreen's booklet, which included for illustrative purposes a sketch site plan. Aerial photos showed where Walgreen and the bank would be located.

Mr. Isaacson submitted that this was an example of how a Walgreen's and a bank could well co-exist at a busy intersection and then have single family or residential down the nearby street without adversely impacting the neighborhood, without adversely impacting the stability of the values there. You will hear that by simply rezoning these two parcels at the corner, you are inviting the stripping of commercial development down New Garden Road. They strongly disagree with that and cite as an example the Pisgah Church/Lawndale intersection that has remained stable with a Walgreen's and what was a

bank building and is now the Edward Jones Office. The consequent corner at Battleground/Pisgah Church where there is a CVS that is landscaped on all sides, has been well received. There was significant opposition at the time, but it has not led to the stripping of commercial zonings down Pisgah Church Road.

Mr. Isaacson continued explaining the contents of the Walgreen's booklet and read to the Commission parts of a letters from the Site Selection Representative for Walgreen's and from Rev. Fueler at the Cross of Christ Lutheran Church that is immediately adjoining the proposed Walgreen's

site. He called the Commission's attention to the executive summary of the Traffic Impact Study. The recommended improvements will adequately handle the additional traffic from these projects. The developers here are willing to make the recommended improvements contained in the report.

He then explained the contents of the CD-GO-M bank site booklet.

John Davenport with Davenport Engineering said his firm conducted the Traffic Impact Analysis for both sites. They made recommends according to the impact of this development. The study was conducted in conjunction with GDOT, which concurred with the details.

Allen Bradley, 5404 Garden Lake Drive, opposed the requests because of the New Garden Corridor Focus Group development plan on which the Planning Department worked with the Group. The residents accepted the plan as a commitment by the City of Greensboro for future growth and changes. He also opposed the increased traffic on Garden Lake Drive and North Lake Drive, which are not designed for through traffic. The residents of Garden Lake requested that the Commission honor the commitment made to them by the City of Greensboro.

David Overman, 5411 Garden Lake Drive, opposed the requests for rezoning. He felt if either request went through, it would signal the deal knell for Garden Lake Drive on a number of levels. He too objected to the increased traffic.

Linda Wilkinson, 12 Gamble Place, objected to the rezoning since she did not understand how someone could make a proposal to not only change the property that faces New Garden Road, but to come into their neighborhood, two homes in, and invade their space. She had been designated the spokesperson for her neighborhood. She presented a petition with 115 signatures against the rezoning, all within less than one mile of this rezoning.

Janet Overman, 5411 Garden Lake Drive, opposed the rezoning because of headlights that would come into their neighbor from cars going in and out of Walgreen's.

John Voss, 5703 South Lake Drive, opposed the rezonings because when people exit these two new businesses, they will go down Garden Lake. When winding around the lakes, traffic is slowed to about 10 miles an hour and is not suitable for increased traffic.

There were three speakers who spoke in rebuttal for the applicants. Mr. Isaacson said he did not talk about the Comp Plan, but it does encourage mixed use, it does encourage walkable communities. He believes that this proposal accomplishes those things. The contract purchasers have acquired an additional lot that is not going to be used except for a buffer or a pond or something else. He asked the Commission to consider the facts, not the speculation.

John Davenport tried to answer some of the concerns brought up by the residents. They feel that the traffic generated by these two businesses will be mitigated by the improvements. This will generate pass-by trips, people who are already out there going from one place to another.

Dallas Hanover, 1503 New Garden Road, said from his perspective, once New Garden was developed beyond a two-lane road and made into a four-lane with a median, the traffic pattern and development have made it tough on their family living there.

There were five speaks who spoke in rebuttal for the opponents. Allen Bradley said he appreciated the buffer, but once the zoning is changed there is no guarantee that that buffer will remain empty. It probably will not. He felt property values near these businesses would go down drastically.

David Overman asked if the developer would put in a condition that the property next to Mr. Bradley's property would never be developed and it would be a permanent buffer. On the map, the vacant lot is shown "for future commercial use."

Linda Wilkinson said growth was inevitable and they are victims of that growth. However, she could not come to grips with the fact that they would no longer be greeted by trees and rolling hills as they entered their neighborhood. They will be greeted with neon signs advertising dish soap and toilet paper.

John Voss said New Garden Road was widened for purposes of carrying traffic from Battleground around to the other side. That was not for a couple of buildings being put up that took eight houses. Mr. Hanover's problem was not the same as theirs.

Barbara Blust, 5544 Garden Lake Drive, said she thought they were missing quite a point here. In two years, New Garden Road will look like Wendover Avenue. She said she had given Walgreen's a lot of business on Market Street, but she was not going to give them any more if this rezoning goes through.

Chair Wolf closed the public hearing.

Mr. Hails said these cases are different enough in some respects to where he would try and mostly point out the differences on the second one. There are several provisions in the Comp Plan that they feel are relevant to the first case. Probably most important is Policy 6A about protecting neighborhoods from potential negative impacts of

development. There are also policies about insuring that adequate land is zoned for business development. This area is mixed use-commercial designated on the GFLUM, although it appears that the southern edge of this is at Garden Lake Drive so this is at the edge of mixed use-commercial. Because it is in mixed use-commercial, there is no Comp Plan amendment attached to this request. However, it should be pointed out that mixed-use designation includes that there be multiple uses on the site, pedestrian connections, and integrated design. This being a freestanding commercial site at the edge does not comport too well in staff's view with mixed use-commercial. There is an existing commercial node that serves this area further north. There is a new shopping center/office area that was approved about a year ago by the Council on Fleming Road north of Bryan Boulevard. There is a West Friendly commercial area in one direction and Battleground in the other. Staff thinks it is important to continue to cluster commercial uses, to not have them stretch out in a continuous line along our thoroughfares. They think currently there is a good natural transition of uses going on the west side of New Garden Road from commercial to multifamily to church to residential. There have also been several rezonings in the area south of this along New Garden. In each site, the requests and approved rezoning was for RM-5, which is still Low Density Residential. Staff thinks there is a legitimate concern that if this commercial continued further down New Garden, that it could encourage more such requests. Staff thought turning the corner onto a residential street is very different than many of the other situations that were cited, areas such as the CVS on Pisgah Church and the office at Fleming and New Garden. Those are either at the intersection of two thoroughfares or at least at the intersection of two roads that are not entirely residential. When staff is trying to figure out exactly when you go from a transitional area that abuts some non-residential, because every neighborhood has edges, into one that severely impacts it, turn the corner on a residential area, taking houses that front that residential street, in their book is where staff draws the line. As such, staff is not comfortable supporting this request and recommends denial of this request.

The main difference in this proposal is this is beyond the mixed use-commercial area; it is designated as low residential in the Comp Plan. Therefore, a Comp Plan Amendment is required here from low residential to mixed use-commercial. That is not in front of you. It is an office/bank proposal instead of commercial pharmacy and it is further south from the commercial node up by Bryan Boulevard. Having said that, a lot of the other comments still apply to this case. Staff thinks there is commercial in the area, both immediately north and going further in each direction on New Garden. As he mentioned, staff thinks there is a good natural transition and buffer between the commercial and the residential further south. They are concerned about commercial and office uses continuing through this section here. As such, staff also recommends denial of this request.

In response to a question from Chair Wolf, Mr. Hails said the Corridor Plans that were carried out in the mid-1990s; none of them were adopted by City Council. They did not have as detailed a land use map attached to them as some of our plans do now, but they were not officially adopted in terms of City policy. They are City documents, we reference them in our staff reports so they do not ignore them, but they do not give them

as much force as the more recently adopted Comp Plan and if there is a small area plan adopted for the area, such as Lindley Park Neighborhood or some other areas. So staff shows what is in there in the plan. He did not mention that. It basically shows residential throughout this section of New Garden Road.

Mr. Hails said staff is reminded by City Council and others that we are not realtors and we are not marketing experts so we can offer observations on what we see out there, but it is hard to say for sure. Sometimes things are tied up in contracts or there are other restrictions that do not make them available. But he thought their Comp Plan generally talks to a certain medium size node of commercial all around that New Garden and Bryan Boulevard area and then you jump down to West Friendly and up to Battleground in the other directions.

There was a general discussion among Commissioners relating their feelings toward these requests.

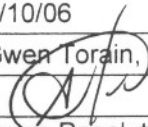
Mr. Matheny said the Greensboro Zoning Commission believes that its action to deny the zoning amendment, located at the northwest quadrant of New Garden Road and Garden Lake Drive from RS-15 to CD-LB, to be consistent with the adopted Connections 225 Comprehensive Plan and the New Garden Road Corridor Study (1996) and considers the action taken to be reasonable and in the public interest for the following reasons: It is generally consistent with the Mixed Use Commercial land use category indicated for this site on the Connections 2025 Generalized Future Land Use Map; despite proposal conditions the project is not compatible with the surrounding properties; it does not promote livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities. Mr. Wright seconded the motion. The Commission voted unanimously 8-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Spangler, Wright. Nays: None.)

Mr. Matheny said the Greensboro Zoning Commission believes that its action to deny the zoning amendment, located at the southwest quadrant of New Garden Road and Garden Lake Drive from RS-15 to Conditional District - General Office Moderate Intensity, to be consistent with the adopted Connections 2025 Comprehensive Plan and the New Garden Road Corridor Study (1996) and considers the action taken to be reasonable and in the public interest for the following reasons: it is generally inconsistent with the Low Residential land use category indicated for this site on the Connections 2025 Generalized Future Land Use Map; despite proposed conditions, the project is not compatible with surrounding properties; it does not promote livable neighborhoods that offer security, quality of life and the necessary array of services and facilities. Ms. Miller seconded the motion. The Commission voted 7-1 in favor of the motion. (Ayes: Wolf, Gilmer, Matheny, Miller, Schneider, Spangler, Wright. Nays: Collins.)



City of Greensboro
City Council
Agenda Item

TITLE: Consideration of the FY 06-07 HCD Annual Plan for Housing and Community Development Activities

| | | | |
|--------------|---|-----------------------|--|
| Department: | Housing and Community Development | Current Date: | 4/18/06 |
| Contact 1: | Andrew Scott, Director | Public Hearing: | Yes |
| Phone: | 373-2028 | Advertising Date: | 4/10/06 |
| Contact 2: | Gwen Torain, HCD | Advertised By: | Gwen Torain, HCD |
| Phone: | 373-2993 | Authorized Signature: |  |
| Attachments: | Attachment A: CDBG Resolution, Attachment B: HOME Program Resolution, Attachment C Emergency Shelter Grant Resolution, Attachment D: Sources and Uses Budget Sheet, Attachment E: HOME Consortium budget, Attachment F HCD Annual Plan draft | | |

PURPOSE: The Community Resource Board (CRB) is recommending an FY 2006-07 Annual Plan for Housing and Community Development Activities. The Plan proposes a \$15.2 million dollar budget to continue a number of programs and activities, including: The Housing Rehabilitation and Lead Safe Housing Program, the Neighborhood Revitalization Program, Targeted Loan funding for business development, and the City's Homeownership Program. The Plan also recommends funding to provide direct services and shelter to homeless residents and residents at risk of homelessness. The CRB recommends reserving \$1,738,341 of the anticipated budget for a Request for Proposals (RFP) process to be conducted this summer. The RFP would solicit requests for CDBG and HOME program eligible projects such as neighborhood revitalization and affordable housing development. Staff asks that upon reviewing the proposed funding plan and conducting the public hearing, Council adopt the attached resolutions approving submission of the 2006-07 Annual Plan to HUD.

BACKGROUND: The Community Resource Board began developing the Annual Plan in January with the adoption of the Annual Plan Development Calendar. The board held a public hearing on February 9. Persons attending the hearing commented on community needs and various projects they would propose to address needs.

BUDGET IMPACT:

\$15,163,717 in federal and local funds will be used to continue the City's commitment to providing affordable housing, promoting quality neighborhoods, and fostering increased economic opportunity. \$2,505,697 of this amount represents debt service; the General Fund contributes \$104,700 for support of Greensboro's Historic Preservation Program.

RECOMMENDATION / ACTION REQUESTED:

Vote to adopt the three (3) attached resolutions approving the Year 2006-07 Annual Plan for Housing and Community Development, Emergency Shelter Grants and HOME Consortium Activities, and authorize staff to submit the Annual Plan to HUD by the required May 12 deadline.

Attachment A

RESOLUTION AUTHORIZING THE SUBMISSION OF A ONE-YEAR ACTION PLAN FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING FOR THE 2006-2007 FISCAL YEAR

WHEREAS, the Department of Housing and Community Development has prepared the 2006-2007 Action Plan that states goals and objectives for affordable housing, neighborhood development, and economic development for the coming year; and

WHEREAS, after holding a public hearing and meetings to receive public comment, the Community Resource Board has recommended the 2006-2007 Annual Plan for Housing and Community Development activities to the City Council for consideration; and

WHEREAS, under Title 1 of the Housing and Community Development Act of 1974 (Public Law 93-383), as amended, the Secretary of the Department of Housing and Urban Development is authorized to make Community Development Block Grants (CDBG) for the conduct of Community Development Programs; and

WHEREAS, it is desirable and in the public interest for the City of Greensboro to prepare and submit a One-year Action Plan for conducting Community Development activities in the City of Greensboro; and

WHEREAS, it is understood that acceptance of a Community Development Block Grant obligates the City of Greensboro to conduct and administer Community Development Program activities in accordance with the requirements of Title 1 of the Housing and Community Development Act of 1974, as amended, applicable Federal and State laws, and implementing rules and regulations officially adopted by the Department of Housing and Urban Development.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO;

That the 2006-2007 Housing and Community Development Plan is hereby approved as recommended by the Community Resource Board.

That the submission of a One-Year Action Plan for Community Development Block Grant activities in the amount of \$2,453,230 is hereby authorized and approved.

That the conduct of Community Development Block Grant activities in whole or in part by the City of Greensboro and/or designees is hereby authorized and approved.

That the City of Greensboro is fully cognizant of the obligations, responsibilities, and requirements accompanying the acceptance of a Community Development Block Grant and that it is the sense of this body that such obligations, responsibilities, and requirements will be fulfilled.

That the City Manager is designated as the official representative of the City of Greensboro, and is authorized to submit the final statement, all understandings and assurances contained therein, and directed to act in connection with the submission of the final statement and to provide such additional information as may be required.

That the City Manager, as Chief Executive Officer, is authorized and consents on behalf of the City of Greensboro and himself (1) to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969, insofar as the provisions of such act apply to the administration and conduct of local Community Development Program activities as referred to above; and (2) to accept the jurisdiction of the Federal courts for the purpose of enforcement of his responsibilities as such an official.

Attachment B

RESOLUTION AUTHORIZING THE SUBMISSION OF A ONE-YEAR ACTION PLAN FOR HOME CONSORTIUM FUNDS AND THE CONDUCT OF HOME CONSORTIUM ACTIVITIES FOR THE 2006-2007 FISCAL YEAR

WHEREAS, under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, the Secretary of the Department of Housing and Urban Development is authorized to make HOME Program grants for the conduct of HOME Programs; and

WHEREAS, the HOME Program rules have been expanded to include a down payment assistance component cited as the American Dream Down payment Initiative (ADDI); and

WHEREAS, the City of Greensboro, Guilford County, the City of Burlington, and Alamance County have formed a Housing Consortium to receive HOME funding; and

WHEREAS, the City of Greensboro, as Lead Entity for the Greensboro/Guilford/Burlington/Alamance Housing Consortium, is responsible for submitting all Federal applications and reports; and

WHEREAS, each Consortium member developed their HOME funding plan and conducted their own citizen participation process; and

WHEREAS, the City of Greensboro has prepared a One Year Action Plan for the 2006-2007 Fiscal Year for the Consortium; and

WHEREAS, it is understood that acceptance of a HOME Program Grant obligates the City of Greensboro to conduct and administer HOME Program activities in accordance with the requirements of the Cranston-Gonzales National Affordable Housing Act of 1990, as amended, applicable Federal and State Laws, and implementing rules and regulations officially adopted by the Department of Housing and Urban Development.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. That the submission of a consolidated application for the Greensboro/Guilford/Burlington/Alamance Housing Consortium HOME funding in the amount of \$2,326,249 is hereby authorized and approved.
2. That the One Year Action Plan for the Consortium is hereby approved.
3. That the City of Greensboro and each member jurisdiction will provide any required local match from non-federal funds.
4. That the conduct of HOME Program activities in whole or in part by the City of Greensboro and/or designees is hereby authorized and approved.

5. That the City of Greensboro and each member of the Consortium is fully cognizant of the obligations, responsibilities, and requirements accompanying the acceptance of a HOME Grant and that it is the sense of this body that such obligations, responsibilities, and requirements will be fulfilled.
6. That the City Manager is designated as the official representative of the City of Greensboro, and is authorized to submit the final statement, all understandings and assurances contained therein, and directed to act in connection with the submission of the final statement and to provide such additional information as may be required.
7. That the City Manager, as Chief Executive Officer, is authorized and consents on behalf of the City of Greensboro and himself (1) to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969, insofar as the provisions of such act apply to the administration and conduct of local HOME Program activities as referred to above; and (2) to accept the jurisdiction of the federal courts for the purpose of enforcement of his responsibilities as such an official.

Attachment C

RESOLUTION AUTHORIZING THE SUBMISSION OF A ONE-YEAR ACTION PLAN FOR EMERGENCY SHELTER GRANT (ESG) PROGRAM FUNDS AND THE CONDUCT OF ESG PROGRAM ACTIVITIES FOR THE 2006-2007 FISCAL YEAR

WHEREAS, the Secretary of the Department of Housing and Urban Development is authorized to make ESG Program grants under Title IV of the McKinney-Vento Homeless Assistance Act for the conduct of ESG Programs; and

WHEREAS, the City of Greensboro intends to expend ESG funds during the 2006-2007 Fiscal Year; and

WHEREAS, it is understood that acceptance of an ESG Program Grant obligates the City of Greensboro to conduct and administer ESG Program activities in accordance with the applicable Federal and State Laws, and implementing rules and regulations officially adopted by the Department of Housing and Urban Development.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. That the submission of an application for ESG Program funds in the amount of \$83,531 is hereby authorized and approved.
2. That the One Year Action Plan that includes the ESG Program is hereby approved.
3. That the conduct of ESG Program activities in whole or in part by the City of Greensboro and/or designees is hereby authorized and approved.
4. That the City of Greensboro is fully cognizant of the obligations, responsibilities, and requirements accompanying the acceptance of an ESG Grant and that it is the sense of this body that such obligations, responsibilities, and requirements will be fulfilled.
5. That the City Manager is designated as the official representative of the City of Greensboro, is authorized to submit the final statement, all understandings and assurances contained therein, and directed to act in connection with the submission of the final statement and to provide such additional information as may be required.
6. That the City Manager, as Chief Executive Officer, is authorized and consents on behalf of the City of Greensboro and himself (1) to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969, insofar as the provisions of such act apply to the administration and conduct of local ESG Program activities as referred to above; and (2) to accept the jurisdiction of the federal courts for the purpose of enforcement of his responsibilities as such an official.

Attachment D

| Sources: 2006-07 | CDBG | HOME & American Dreams | Nussbaum Fund | ESG Grant | Lead | Bond | General Fund | S. Elm St. | Total | |
|---|--|---|--|--|--------|-----------|--------------|--|-----------|------------------------------|
| 06-07 Estimated Allocation | 1,953,230 | 1,179,063 | 1,768,000 | 83,531 | | 1,258,000 | 1,200,000 | 2,610,397 | 3,135,800 | 13,188,021 |
| Program Income | 500,000 | 50,000 | 450,000 | | | | | | | 1,000,000 |
| Consortium Contribution | | 17,706 | | | | | | | | 17,706 |
| Reprogrammed/Other Funds | City of: 212-9095-07 \$7,275 212-9098-02 \$89,236 213-9003-05 \$152,295 | | HOME Grant \$1,152,760 ADDI Grant \$26,303 | | | | | 05-06 Allocations for Historic District and Debt Service | | 0 |
| HOME MF Housing 213-9004-02 | | 293,000 | | | | | | | | 293,000 |
| HOME Rental Rehab | | 215,806 | | | | | | | | 215,806 |
| AHI HOME Funds 213-9004-03 | | 64,786 | | | | | | | | 64,786 |
| Assembly Road | | | 384,398 | | | | | | | 384,398 |
| Total Sources | 2,453,230 | 1,820,361 | 2,602,398 | 83,531 | | 1,258,000 | 1,200,000 | 2,610,397 | 3,135,800 | 15,163,717 |
| Uses: | | | | | | | | | | |
| HCD Administration | 423,000 | 06-07 Max = 466,000 max 124,363 | GSO = \$115,276 Consortium Portion = 17,706 Less IA Admin below (8,619) 1,246,881 | Includes SocialServ: \$10,000 Neighborhood Coordinator Position: \$42,000 | | | | 104,700 | | 1,898,944 |
| Fair Housing Administration | 18,500 | | | | | | | | | 18,500 |
| Legal Administration | | | 164,563 | | | | | | | 164,563 |
| Internal Audit Administration | 17,500 | Per IA = 93% of 1 position 8,619 | 32,500 | | | | | | | 58,619 |
| Accounting/Finance Admin | 7,000 | | 8,200 | | | | | | | 15,200 |
| City Council Committed | | Split between CD, HOME & HP | | | | | | | | 0 |
| 108 Loan Payment | 600,000 | | | | | | | | | 600,000 |
| Debt Service | | | | | | | | | | 2,505,697 |
| Service Contracts | | | 91,200 | | | | | | | 91,200 |
| Housing Coalition Operations | | | 20,000 | | | | | | | 20,000 |
| Asset Management | | Arlington Disposition \$75,000 Service Delivery \$25,000 | 50,000 | | | | | | | 50,000 |
| Contingency | | | 40,000 | | | | | | | 40,000 |
| Neighborhood Development | | | | | | | | | | 0 |
| Arlington Park | 100,000 | | | | | | | | | 100,000 |
| Ole Asheboro | 100,000 | Ole Asheboro Disposition \$55,000 Service Delivery \$60,000 Property Mgt. \$20,000 | Autumn/Camel/Nettie Coad property management (\$25K from prior year) | | | | | | | 100,000 |
| East Market Street | | | | | | | | | | 100,000 |
| Southside | | | | | | | | | | 300,000 |
| Willow Oaks | 350,000 | | | | | | | | | 900,000 |
| Historic Resources Survey | 20,000 | | | | | | | | | 350,000 |
| Economic Development | | | | | | | | | | 20,000 |
| South Elm Street | | | | | | | | | | 0 |
| Targeted Loan Pool | 210,000 | | | | | | | | 3,135,800 | 3,135,800 |
| Housing Rehabilitation | | | | | | | | | | 210,000 |
| Owner-occupied Rehab | 237,072 | 285,478 | | | | | | | | 0 |
| Lead Safe Housing Program | | | | | | 1,258,000 | | | | 522,550 |
| Rental Rehabilitation | 150,000 | | | | | | | | | 1,258,000 |
| Homeownership Program | | | | | | | | | | 150,000 |
| HOME (ADDI) Loans | | 26,303 | | | | | | | | 0 |
| Pre/Post Homebuyer Education | | | 35,000 | | | | | | | 26,303 |
| Legal Fees | | | 15,000 | | | | | | | 35,000 |
| Program Delivery | | | 74,000 | | | | | | | 15,000 |
| GHDP Operating Contract | | | 106,000 | | | | | | | 74,000 |
| Housing Development | | 900,000 | 100,000 | | | | | | | 106,000 |
| Multi-Family Projects | | | | | | | | | | 1,000,000 |
| Single Family Projects | | | | | | | | | | 0 |
| Housing Hotline | | | 30,000 | | | | | | | 0 |
| GHA Rental Voucher Program | | | 30,000 | | | | | | | 30,000 |
| Homelessness Prevention | | | 516,469 | | 83,531 | | | | | 30,000 |
| Total Uses | 2,233,072 | 1,344,763 | 2,559,813 | 83,531 | | 1,258,000 | 1,200,000 | 2,610,397 | 3,135,800 | 14,425,376 |
| CDBG Funded Activities Must Meet HUD's "National Objectives": -Benefit persons who earn low-moderate incomes; -Prevent or eliminate slums or blight; or -Meet urgent needs that threaten community health and welfare. | | Other Eligible CDBG Activities in Addition to the those Already being carried out by HCD: Public service oriented activities (example: crime prevention, employment, child care, health, drug abuse education, recreational needs) Public facilities and improvements | Eligible HOME Program Activities: Affordable single-family home construction Affordable rental housing construction and rehab Tenant-based rental assistance (vouchers) Direct homebuyer assistance. | Typical uses of Local Nussbaum Housing Partnership Funds: Affordable housing development and housing related services | | | | | | Less Consortium Contribution |
| | 220,158 | 475,598 | 42,585 | 0 | | 0 | 0 | 0 | 0 | Total GSO Funds |
| | | | | | | | | | | 14,425,376.00 |
| | | | | | | | | | | 738,341 |

Attachment E

| 06-07 Consortium Breakdown | | | | | |
|---|------------------------------|-----------------------------------|----------------------|---------------------------------------|----------------------|
| CONSORTIUM MEMBERS | CONSORTIUM % 2000 CENSUS* | TOTAL 2006-07 ALLOCATION | CHDO Set-aside (15%) | Total Consortium Administration (10%) | ADDI 2005 Allocation |
| Guilford County | 8.70% | \$144,302 | (\$21,645) | (\$14,430) | \$3,293 |
| Burlington | 14.60% | \$242,163 | (\$36,324) | (\$24,216) | \$5,526 |
| Alamance County | 7.20% | \$119,423 | (\$17,913) | (\$11,942) | \$2,725 |
| Greensboro | 69.50% | \$1,152,760 | (\$172,914) | (\$115,276) | \$26,303 |
| Total | 100% | \$1,658,648 | (\$248,797) | (\$165,865) | \$37,847 |
| * % is HUD assigned; **HOME match required | | | | | |
| Consortium Administration \$\$ Breakdown | | | | | |
| | Amount due Greensboro (3.5%) | Admin. \$'s per Consortium member | | | |
| Guilford County | \$5,051 | (\$9,380) | | | |
| Burlington | \$8,476 | (\$15,741) | | | |
| Alamance County | \$4,180 | (\$7,762) | | | |
| Greensboro | \$0 | (\$115,276) | | | |
| | \$17,706 | (\$148,159) | | | |

2006-2007



Willow Oaks

Housing & Community Development Annual Plan Draft



GREENSBORO CITY COUNCIL

Keith Holliday, Mayor

Sandra Anderson Groat, Mayor Pro Tem

T. Dianne Bellamy-Small, District 1

Goldie Wells, District 2

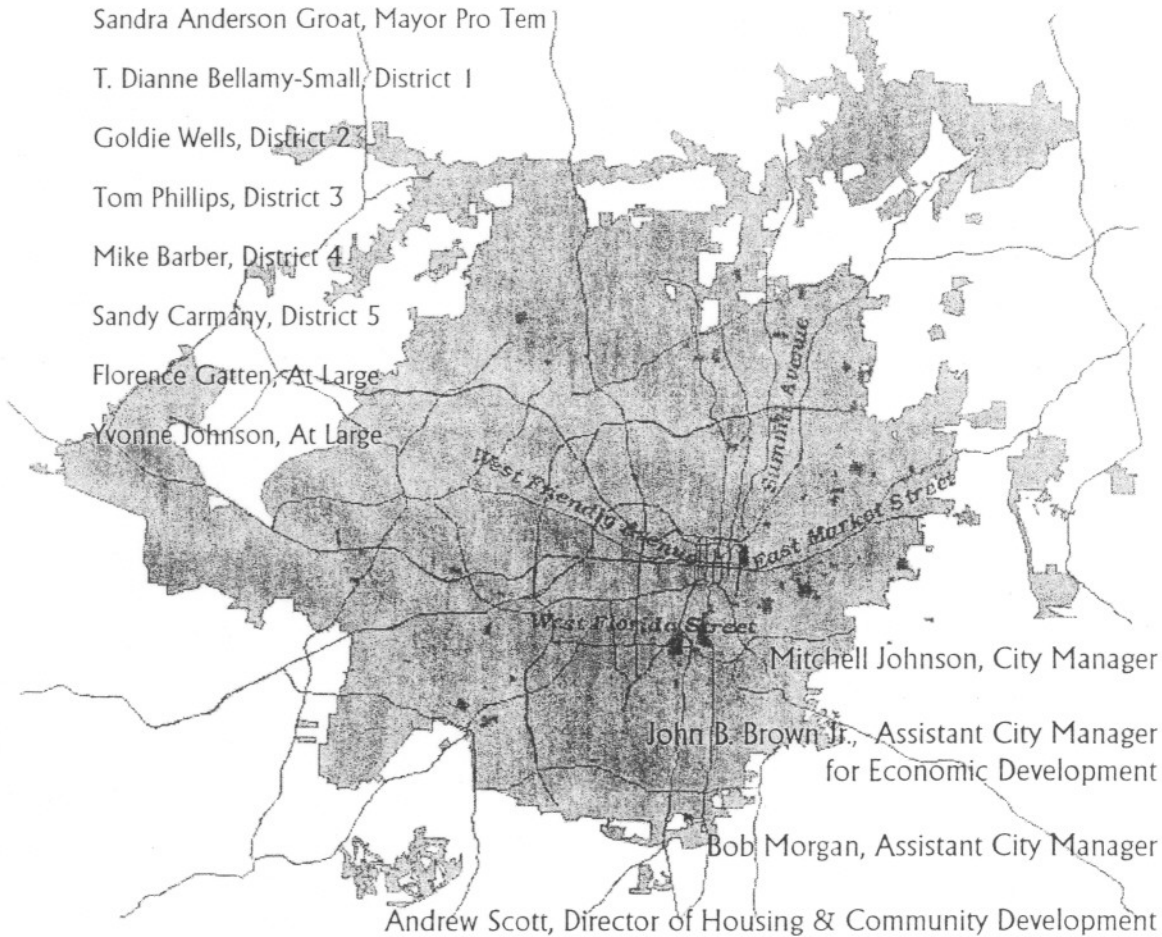
Tom Phillips, District 3

Mike Barber, District 4

Sandy Carmany, District 5

Florence Gatten, At Large

Yvonne Johnson, At Large



Mitchell Johnson, City Manager

John B. Brown Jr., Assistant City Manager
for Economic Development

Bob Morgan, Assistant City Manager

Andrew Scott, Director of Housing & Community Development

Cover Photo by David Wharton
Greensboro, North Carolina
<http://littleurbanity.blogspot.com>

2006 - 2007 HOUSING & COMMUNITY DEVELOPMENT PLAN

Jobs...
Homes...
Neighborhoods...
Lives...



At Home in Willow Oaks

The \$76 million Willow Oaks Revitalization Project, a public-private partnership sponsored by the Greensboro Housing Authority (GHA) and the City of Greensboro, is transforming the former Morningside Homes and the surrounding Lincoln Grove area into an visually pleasing mixed-income, mixed-use neighborhood. With quality land planning and architectural design, an aggressive economic self-sufficiency program, and private property development and management, this project serves as a model for how redevelopment of a 50-year-old, obsolete public housing "project" can become a catalyst for comprehensive neighborhood revitalization.

Renamed Willow Oaks by a committee of residents, the planning process for this new community brought together more than 50 entities, including the City, GHA, lead developer Mid-City Urban, LLC, public housing and community residents, neighborhood activists, local non-profit and for-profit builders, Bennett College for Women, NC A&T State University, and a host of service providers whose goal was to "fix" the root causes preventing this neighborhood from being what it was and is becoming once more: a community of choice.

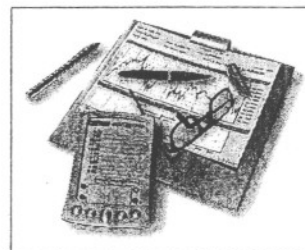
In addition to recommending ongoing support to revitalize Willow Oaks, this year's Annual Plan places continuing emphasis on preserving Greensboro's housing stock, promoting economic opportunity through business loans and 2nd mortgage assistance, and supporting programs that assist homeless persons and persons at risk of homelessness.

This summer marks the kick-off of an initiative to collect data that will help gauge the state of neighborhoods. Using the freeware *City Scan*, HCD staff along with interns, and volunteers will visit neighborhoods and record information



that will help staff more accurately assess neighborhood conditions.

During late summer or early fall the Community Resource Board will conduct *Request for Proposals* (RFP) processes to solicit proposals to address priorities identified in Greensboro's *Consolidated Plan*. Subject to availability, approximately \$1,738,000 will be awarded for projects, including affordable housing development.

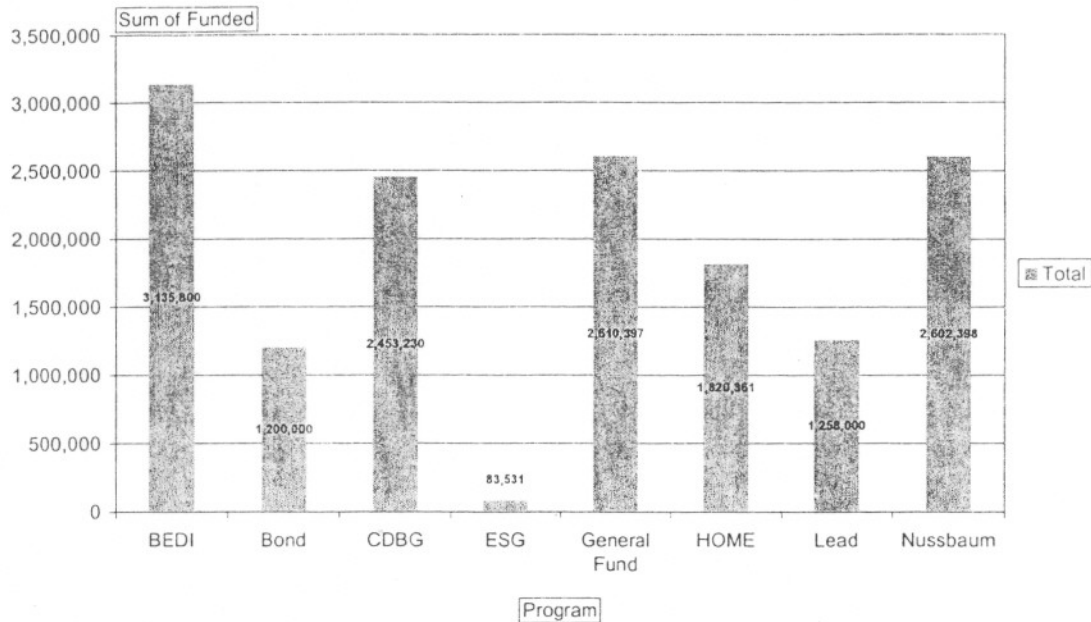


(photos courtesy of David Wharton, a little urbanity blogspot)

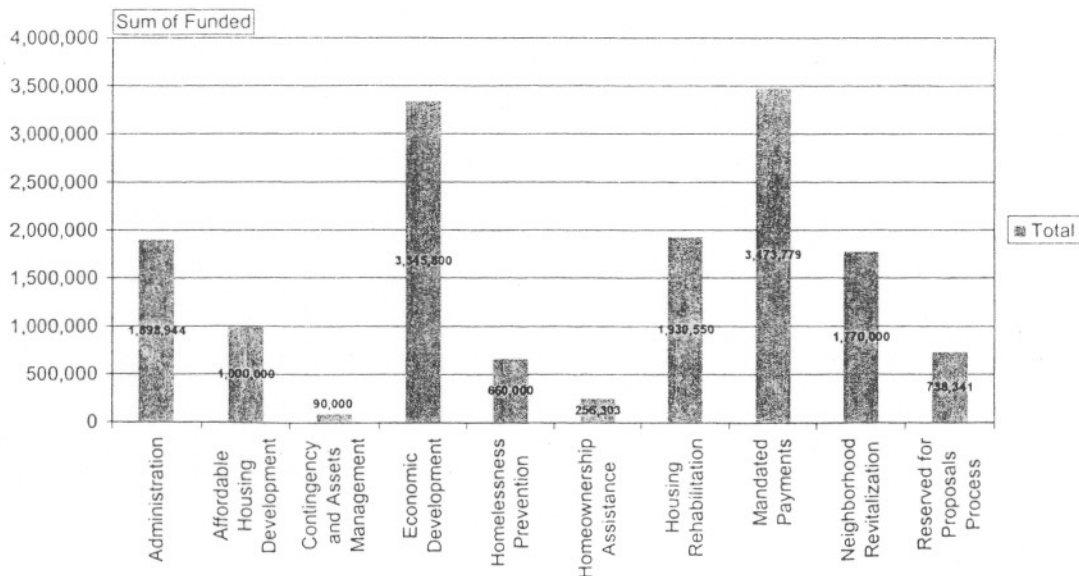
2006-07 Budget

The 2006-2007 HCD Plan has a budget of roughly \$15 million, including Federal, and City funding sources. This includes Greensboro's share of the regional Greensboro, Guilford, Burlington, Alamance HOME Consortium and reprogrammed prior year funds.

SOURCES OF FUNDS TOTAL: 15,163,717

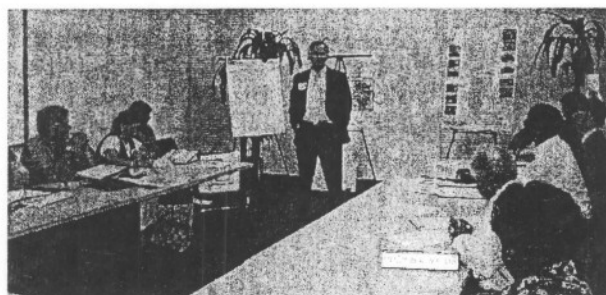
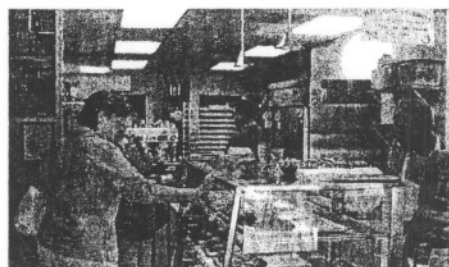


USES OF FUNDS



ECONOMIC DEVELOPMENT

The City utilizes its limited Community Development funding to leverage private investment in economic development activities that create jobs and build the tax base. During the past year, HCD staff have assisted in the creation of Urban Development Investment Guidelines that are now being used to encourage higher levels of private investment in the downtown and identified revitalization areas and corridors. HCD also continues to work on plans for the South Elm Street Redevelopment Project and supports business investment through a partnership with private lenders participating in the Targeted Loan Pool Program.



Ed Kitchen welcomes South Elm Street Advisory Team

South Elm Street Development

In February 2006, a conceptual master plan for the South Elm Street development site was presented to the community. This new vision recommends a mixed-use development consisting of residential townhouses, condominiums and flats, new retail shopping including a proposed supermarket site, and office and gallery space. A Redevelopment Plan should be adopted by mid-summer 2006. Property acquisition and environmental assessment activities are already underway. Development activities should begin in late 2007.

Targeted Loan Pool

In its fourth year, the Economic Development Targeted Loan Pool will begin the year funded with \$1 million dollars which represents a City investment of \$400,000 of Community Development block grant funds to be combined with \$600,000 of private funds invested by eight bank local partners. Businesses continue to show interest in this loan program which funds start-up and expanding businesses investing capital and creating jobs in the NC State Development Zone, which includes most of East and South Central Greensboro.

2006-2007 Economic Development Goals

1. Complete and adopt the South Elm Street Redevelopment Plan
2. Assemble property in the South Elm Street area and undertake site preparation activities in preparation for new development
3. Assist the City Manager's Office with implementation of developments through the Urban Development Investment Guidelines
4. Continue to provide start-up and expansion assistance to businesses through the Targeted Loan Pool Program

NEIGHBORHOOD PLANNING

Neighborhood planning combines a detailed analysis of a neighborhood's design, quality of life and public services with a written strategy to maintain or enhance these conditions. In the coming year, based on completed plans, HCD will implement activities in the Charles B. Aycock, Lindley Park, and Cedar Street/Bellemeade neighborhoods and in the South Elm Street Redevelopment Area, and will assess these planning processes for "lessons learned." In addition, the area around War Memorial Stadium in the Aycock neighborhood will be stabilized. The neighborhood planning division will conduct strategic assessments of the Glenwood neighborhood and the Concerned Citizens of Northeast Greensboro area. The division will also initiate the City's first Quality of Life indicators system, an ongoing effort, which will gather data about Greensboro's neighborhoods on issues such as housing, economic development and health. This data will better inform decisions about where to direct City activities and resources. Finally, the neighborhood planning division will work on many of the initiatives of the Connections 2025 comprehensive plan, particularly the Infill initiative and the Neighborhood Conservation Overlay standards.

NEIGHBORHOOD DEVELOPMENT

Neighborhood Revitalization

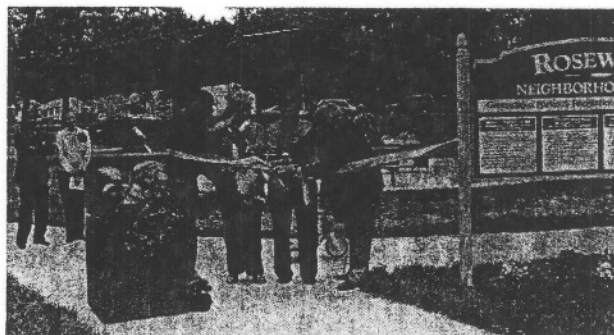
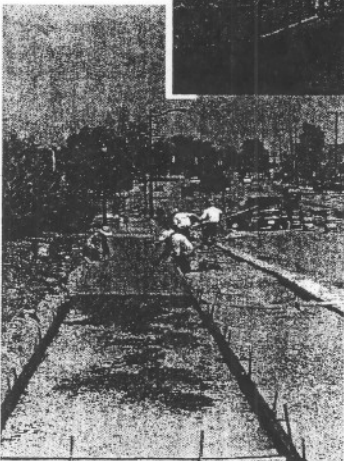
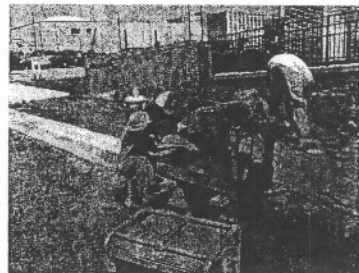
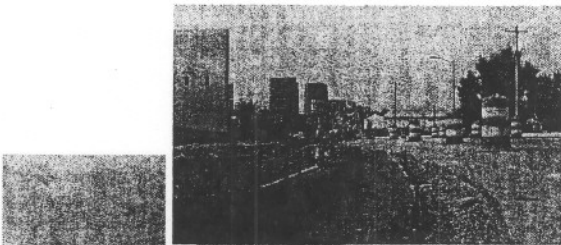
Investing in the future of Greensboro's neighborhoods has been a core commitment of the City's housing and community development efforts. During the coming year, HCD will be actively involved in seven neighborhood revitalization projects. Ongoing development activities will continue in Arlington Park, Eastside Park, East Market Street, Ole Asheboro, Southside and Willow Oaks. In Ole Asheboro, a large scale mixed-use development project will begin in 2007. Pre-development activities, including land purchases, business relocations, soil remediation and infrastructure upgrades will continue in the South Elm Street area.

Proposed 2006-07 Neighborhood Funding

| | <i>CDBG Funds</i> | <i>Bond/Other Funds</i> |
|--------------------|-------------------|-------------------------|
| Arlington Park | \$ 100,000 | |
| East Market Street | | \$ 300,000 |
| Ole Asheboro | \$ 100,000 | |
| South Elm Street | | \$3,135,800 |
| Southside | | \$ 900,000 |
| Willow Oaks | \$350,000 | |
| TOTAL | \$550,000 | \$4,335,800 |

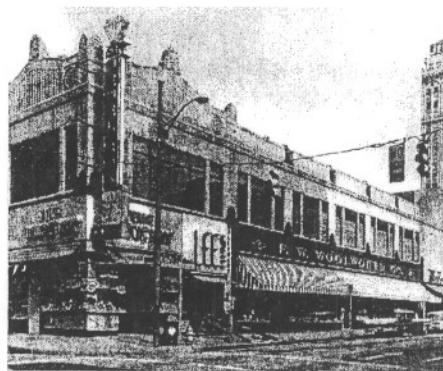
2006-07 Neighborhood Development Goals

- Complete renovations on one house and sell two houses in Arlington Park
- Execute development agreements for Phases A-1 and A-2 of the MLK North Initiative in Ole Asheboro
- Sell 6-10 lots for new home development in Arlington Park and Ole Asheboro
- Purchase 2-3 deteriorated homes in Ole Asheboro for renovation or demolition and new construction
- Continue development coordination in Southside and East Market Street
- Begin development of Phase II single family housing
- Provide site for development of Habitat for Humanity 20 unit condominium project

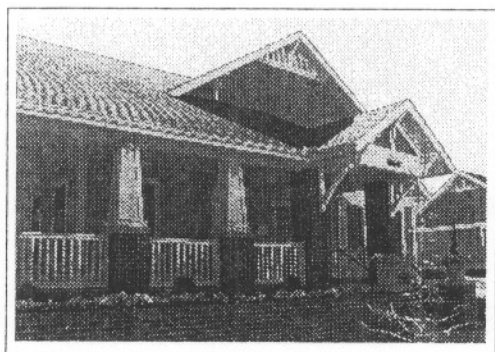


Historic Preservation

HCD provides administrative support to the Historic Preservation Commission and manages the City's Historic District Program. The department's preservation planners are involved in a variety of planning efforts including the Summit Avenue Corridor Plan. The department is responsible for maintaining Greensboro's official inventory of historic resources. The inventory provides a tool that for a variety of land use planning activities such as the review of rezoning applications. A major update of the inventory will get underway this year. Preservation planners staff advise owners of historic properties about financial assistance such as federal and state rehabilitation investment tax credits. They worked with Preservation Greensboro Incorporated and Architectural Salvage of Greensboro to create a matching grant program to assist homeowners with their historic restoration projects. They review housing rehabilitation projects funded through the Lead Safe Housing Program to make sure the work complies with preservation standards and practices.



F.W. Woolworth Building, August 1959



AFFORDABLE HOUSING

HCD staff works closely with an array of neighborhood groups, nonprofit organizations and private developers, to meet the community's critical housing need for safe, attractive and affordable housing choices. Low interest loans, down payment assistance, soft second mortgages, operating funds for shelters and emergency assistance to families in danger of becoming homeless are just few of the means used to attempt to meet the goal of ensuring every citizen is adequately housed.

Overall Housing Accomplishments Since 1975

- Over 590-families provided second mortgages and/or lots through non-profit homebuilders
- Over 1,200-second mortgage loans have been granted to first-time homebuyers through GAHLI/ADDI Program.
- 1,600 loans to homeowners to rehabilitate their homes.
- Over 1,200 affordable rental and transitional units have been renovated or built
- Support for over 300 individuals and families with HIV/AIDS

Listed below are initiatives undertaken by HCD to create these housing opportunities: The City plans to put out a request for proposals for affordable housing development projects in September 2006.

Nonprofit Housing

Greensboro HCD offers a comprehensive nonprofit housing program which includes acquisition of vacant lots, land assembly for subdivisions, improving public facilities and providing second mortgages for low-and-moderate income first-time homebuyers.

GAHLI

Low-and-moderate income families are achieving home ownership through the Greensboro Affordable Home Loan Initiative Program. GAHLI has created an opportunity for first-time homebuyers to purchase their own home by providing counseling, homebuyer education and down payment assistance. This program is made possible through funding provided by the U.S. Department of Housing and Urban Development's American Dream Downpayment Assistance Initiative. Since July 2005, the program has provided 17 loans at an average cost of \$3,971.

Housing Rehabilitation

The Citywide Housing Rehabilitation Programs offer a helping hand to low income residents and tenants delivering safer living environments while helping to preserve the community's affordable housing stock. The City's Housing Rehabilitation Programs, along with the Greensboro Lead Safe Housing Program, provides funding to low and moderate income homeowners and rental property owners for home repairs that they could not otherwise financially afford.

Program assistance is made available to both eligible homeowners and rental property owners. Over 100 projects were completed in 2005-2006.

- HCD received its second \$3 million Lead Hazard Control (LHC) grant from the Department of Housing and Urban Development the Lead Safe Housing Program in October of 2004. Since its inception the Lead Safe Housing Program has provided property owners assistance to make over 350 homes lead safe.
- The HCD Emergency Repair Program that continues to operate in conjunction with the lead program has assisted over 50 homeowners with funding for major emergency repairs that include roofing, heating, plumbing and electrical systems.
- During 2005-2006 major repair rehabilitation assistance was provided to 10 homeowners.
- Working in partnership with rental property owners, as a prerequisite for lead repair funding, 70 low income rental properties benefited from landlord repairs required and inspected by the Rehab Staff.



Southside House Before



Southside Home After

Multi-Family Rental Program

Providing decent, safe and affordable rental housing is accomplished through partnerships with non-profit and for-profit developers in the construction and renovation of affordable rental units.

Homeless Assistance

The Homeless Prevention Coalition of Guilford County, a county-wide coalition of non-profit agencies that provides year-round homelessness prevention assistance, has the lead in identifying and addressing various community needs for emergency shelters, rental vouchers and emergency assistance. Housing information and referral services are also provided.

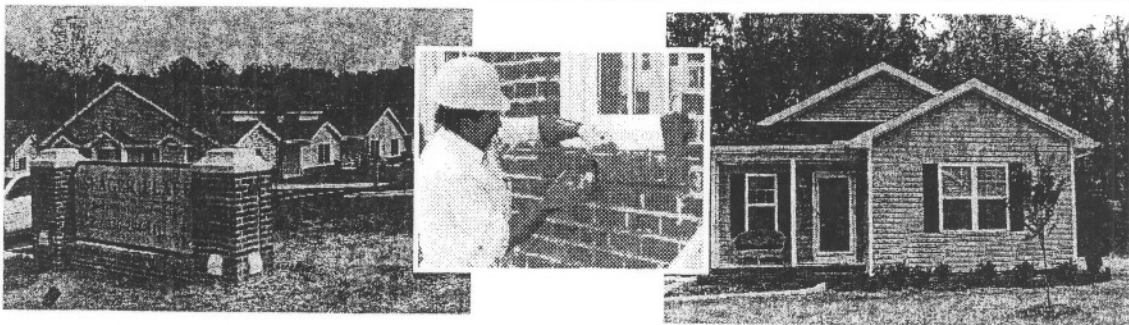
- This year, the City of Greensboro proposes to assist approximately twelve agencies providing facilities and services for the homeless and those facing the prospect of being homeless.

2006-2007 Affordable Housing Goals

- Five homebuyers assisted with loans to purchase their first homes through GAHLI.
- Support the construction of up to 60 affordable rental units for families.
- Provide financial counseling to 200 households.
- Housing rehabilitation assistance to 6 homeowners and 2 rental property owners.
- Provide lead remediation assistance to close to 100 homeowners and rental property owners through the Lead Safe Housing Program and Emergency Repair for about 25 homeowners.
- Continue to partner with non-profit organizations to create pre- and post-purchase educational programs for homeowners.
- Provide financial assistance for at least 3,000 homeless shelter client nights.
- Help 350 families maintain their current housing through emergency financial assistance.

SUMMARY OF HOUSING & COMMUNITY DEVELOPMENT PROGRAMS, 2006-2007

| | | |
|--|-----------|------------|
| Budgeted Uses | | |
| Homeownership Assistance | | 256,303 |
| Housing Rehabilitation | | |
| Lead Remediation | 1,258,000 | |
| Homeowner Rehabilitation | 672,550 | |
| Total Rehabilitation | | 1,930,550 |
| Affordable Housing Development | | 1,000,000 |
| Projects to be Determined | | |
| Homelessness Prevention | | 660,000 |
| Neighborhood Revitalization | | |
| Willow Oaks | 350,000 | |
| Southside | 900,000 | |
| East Market Street | 300,000 | |
| Ole Asheboro | 100,000 | |
| Historic Survey | 20,000 | |
| Arlington Park | 100,000 | |
| Total Neighborhood Revitalization | | 1,770,000 |
| Economic Development | | |
| South Elm Street | 3,135,800 | |
| Targeted Loan Pool | 210,000 | |
| Total Economic Development | | 3,345,800 |
| Assets Management | | 50,000 |
| Contingency | | 40,000 |
| Mandated Payments | | |
| Debt Service | 2,505,697 | |
| 108 Loan Repayment | 600,000 | |
| Service Contracts | 91,200 | |
| Fair Housing, Legal, | | |
| Internal Audit & Accounting Administration | 256,882 | |
| Housing Coalition Operations | 20,800 | |
| Total Mandated Payments | | 3,473,779 |
| Administration | | 1,898,944 |
| Reserved for Proposals Process | | 738,341 |
| Total Recommended Uses | | 15,163,717 |

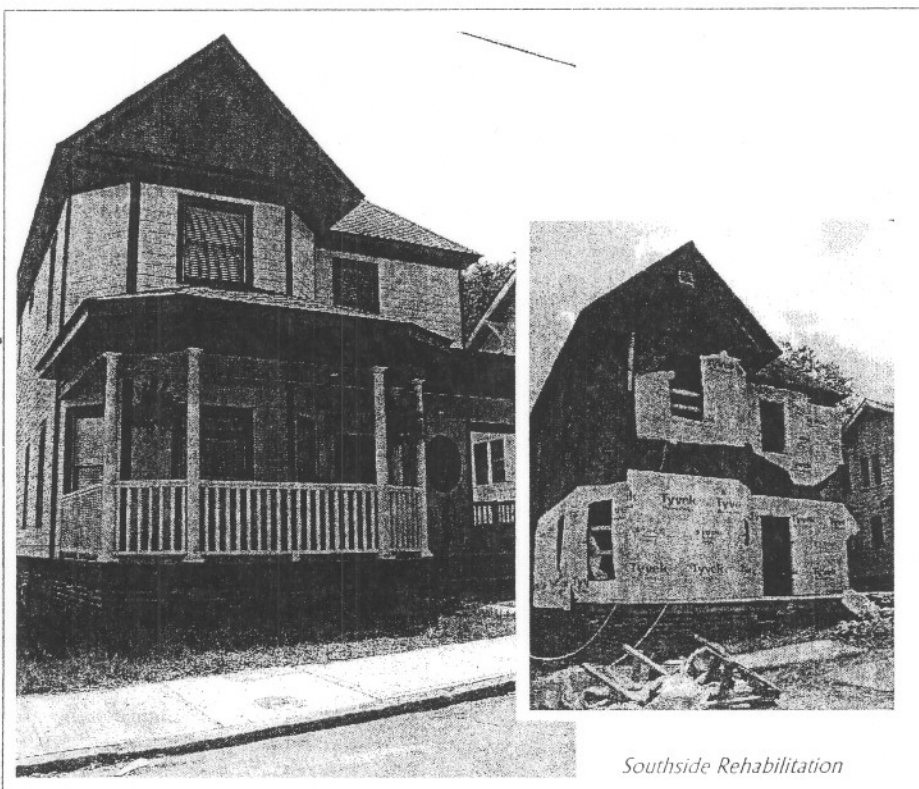


PLANNING FOR SUCCESS

The Five Year Consolidated Plan is the Community Resource Board's reference manual for developing each year's annual plan and funding recommendations. Last year, the City developed a new five year plan, describing current community needs, strategies and benchmarks for measuring the effectiveness of these efforts. The Plan can be viewed on the HCD web site at www.greensboro-nc.gov/hcd.



L-R: Nate Bowman, Andy Scott, Sue Schwartz, Keith Holliday, and Tom Low, receive the 2004 U.S. Smart Growth Award for Best Built Project for Southside.



Southside Rehabilitation

HCD CELEBRATES THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM!

For over 30 years, the Community Development Block Grant (CDBG) program has been a catalyst for *steady, dependable* and *consistent* investment in the Greensboro community. Since 1974, over 20 neighborhoods have been revitalized, over 1,500 homes have been rehabilitated and over 450 new sites have been created for the construction of affordable housing.

In terms of direct human impact, programs funded by CDBG monies keep elderly residents independently living in their own homes, keep children safe from lead paint exposure and provided shelter to an estimated 700 homeless people on Greensboro's streets each night.

HCD Citizen Volunteers

CRB

The nine-member Community Resource Board is responsible for preparing and recommending to City Council the Five-Year Strategic Plan and Annual Plans and budgets for economic development, neighborhood planning and development, and affordable housing activities.

HPC

The Historic Preservation Commission is a nine-member board. It is responsible for the Historic District Program and advises the City Council on preservation issues.

RCG

The five-member Redevelopment Commission of Greensboro is responsible for development and maintenance of redevelopment plans for areas so designated throughout the City. The RCG also has authority to purchase and provide property for development purposes and undertake other activities to stimulate private development.

For more information, contact

Department of Housing & Community Development

City of Greensboro

P.O. Box 3136

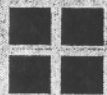
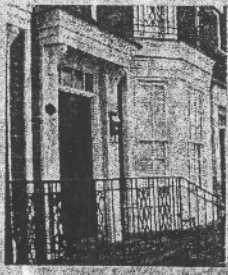
Greensboro, NC 27402-3136

336.373.2349

Fax 336.412.6315

TDD 336.333.6930

www.greensboro-nc.gov/HCD



HCD

Department of Housing & Community Development

Layout & Printing by the
Graphic Services Division
of the
City of Greensboro

WORKING TO MAKE IT ALL HAPPEN. . .THE HCD STAFF

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| Jeff Sovich | 336.373.2903 |
| Neighborhood Planning Coordinator | jeff.sovich@greensboro-nc.gov |
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| Rehabilitation Specialist | james.teele@greensboro-nc.gov |
| Gwen Torain | 336.373.2993 |
| Grants Manager | gwen.torain@greensboro-nc.gov |
| Vera Troxler | 336.412.5725 |
| Financial Specialist | vera.troxler@greensboro-nc.gov |



City of Greensboro
City Council
Agenda Item

TITLE: Resolution authorizing City Attorney to institute proceedings to condemn portion of the property of Burgerbusters III, L.C. in connection with the Bridford Parkway Sidewalk Project

| | | | |
|--------------|----------------------|-----------------------|--------------------|
| Department: | Legal | Current Date: | April 17, 2006 |
| Contact 1: | Blair Carr <i>MB</i> | Public Hearing: | NA |
| Phone: | 373-2320 | Advertising Date: | NA |
| Contact 2: | Linda Miles | Advertised By: | NA |
| Phone: | 373-2320 | Authorized Signature: | <i>[Signature]</i> |
| Attachments: | Map | | |

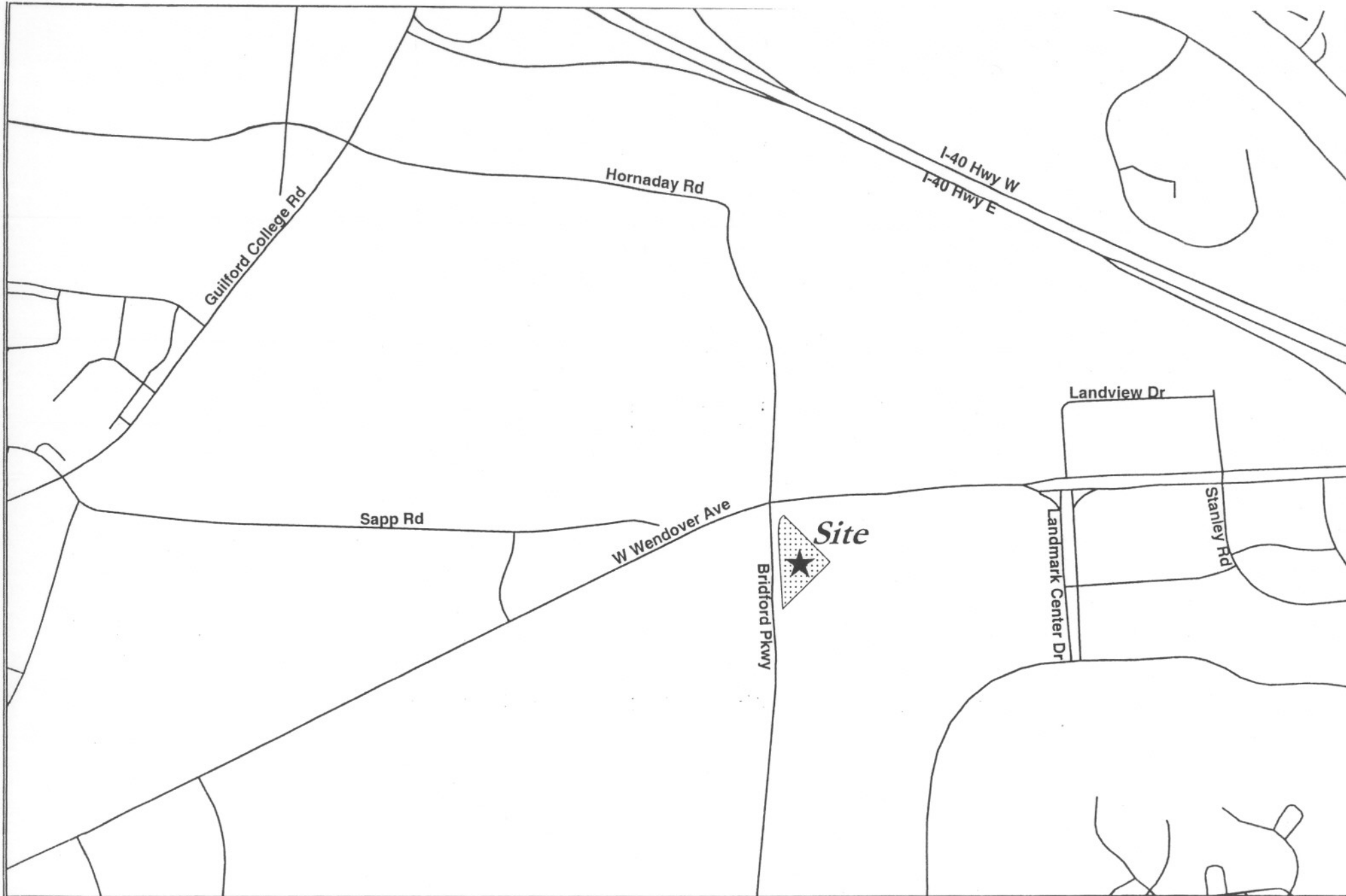
PURPOSE: Burgerbusters III, L.C. are owners of certain property located in Morehead Township and designated as Tax Map 1-28-892-24 part of which is required by the City in connection with the Bridford Parkway Sidewalk Project. Unable to negotiate a purchase price, Property Management is asking Council for authorization to initiate condemnation proceedings.

BACKGROUND: Property Management Department personnel have been unable to negotiate a purchase within the appraised value of \$ 58,500.00. Consequently, it is recommended that the City Council adopt a resolution authorizing the City Attorney to institute proceedings to condemn said property.

In addition, in order that the City may take possession, it is recommended that the City Council authorize payment of the appraised amount to the Clerk of Superior Court for disbursement to the owner.

BUDGET IMPACT: Funding is available in Account Number 441-6003-19.6012 Activity No. 01084.

RECOMMENDATION/ACTION REQUESTED: City Council to approve resolution authorizing the City Attorney to institute proceedings to condemn portion of the property of Burgerbusters III, L.C. in connection with the Bridford Parkway Sidewalk Project



Vicinity Map for

Project: Bridford Parkway Sidewalk & Roadway Improvements

Owner: Burgerbusters III, LLC

Address: 1301 Bridford Pkwy

Tax Map: 1-28-892-24



Engineering Records Map 544

Compiled By: M. Milton

01-20-06

Ft.

Bridford Pkwy

Burgerbusters III, LLC
1-28-892-24

Area in Proposed Margin = 2066 Sq. Ft.

Area in PSE = 885 Sq. Ft.

Area in TCE = 1655 Sq. Ft.

Existing 20'
Sanitary Sewer
Easement

Engineering Records Map 544

Project: Bridford Parkway Sidewalk & Roadway Improvements

Owner: Burgerbusters III, LLC

Address: 1301 Bridford Pkwy

Tax Map: 1-28-892-24



Engineering Records Map 544

Compiled By: M. Milton

01-20-06



City of Greensboro
City Council
 Agenda Item

TITLE: Smith & Edgeworth Streets Storm Sewer Improvements: Contract 2006-017

| | |
|-----------------------------|--|
| Department: Water Resources | Current Date: 4/12/06 |
| Contact 1: Don Arant | Public Hearing: N/A |
| Phone: 373-2465 | Advertising Date: N/A |
| Contact 2: Chuck Osborne | Advertised By: N/A |
| Phone: 373-2760 | Authorized Signature: <i>Don Arant</i> |

Attachments:

PURPOSE:

The contract bids for Contract 2006-017 for Smith & Edgeworth Streets Storm Sewer Improvements have been received. In order for the work to proceed on the contract, City Council approval is required.

BACKGROUND:

The City of Greensboro opened bids on April 6, 2006 for Contract 2006-017 (Smith & Edgeworth Streets Storm Sewer Improvements). The low bidder was Triangle Grading & Paving, Inc. with a bid of \$299,750.00. We received three (3) other bids:

| | |
|-----------------------|--------------|
| Breece Enterprises | \$334,455.00 |
| Yates Construction | \$412,335.00 |
| Jimmy R. Lynch & Sons | \$567,449.70 |

The contract is scheduled to begin on May 30, 2006 and is to be completed by July 11, 2006. The engineer's estimate for the contract is \$220,660.00.

BUDGET IMPACT:

Funding is available from the 2000 Bond account, 441-6005-05.6018 Act. # 06116 in the amount of \$200,000.00 and from the Storm Water Pipe account 506-7005-01.6018 Act. #06145, in the amount of \$ 99,750.00.

RECOMMENDATION / ACTION REQUESTED:

It is recommended by the Water Resources Division that City Council approve the bid and award Contract 2006-017 (Smith & Edgeworth Streets Storm Sewer Improvements) to Triangle Grading & Paving, Inc. for the bid amount of \$299,750.00.

Agenda Item: 25

DSK



City of Greensboro
City Council
 Agenda Item

TITLE: Elm – Friendly Storm Sewer Improvements – Contract 2005-060A - Change Order #1

| | | | |
|--------------|---------------------------|-----------------------|-------------------|
| Department: | Engineering & Inspections | Current Date: | April 13, 2006 |
| Contact 1: | Ted Kallam | Public Hearing: | N/A |
| Phone: | 373-2302 | Advertising Date: | N/A |
| Contact 2: | Don Arant | Advertised By: | N/A |
| Phone: | 373-2302 | Authorized Signature: | <i>Ted Kallam</i> |
| Attachments: | N/A | | |

PURPOSE: The City, in a reimbursement agreement with Action Greensboro, replaced a failing storm sewer outfall for the purpose of providing storm water runoff for Elm Street and Friendly Avenue. The actual underground conditions encountered required a change in the original scope of work and additional costs. In order to provide the funding required for this necessary work, a change to Contract 2005-060A is required by City Council.

BACKGROUND: City Council approved a resolution to enter into agreement with Action Greensboro, Inc. to construct the City's new streetscape abutting Center City Park on May 3, 2005. Provisions of this agreement specified expenditures in the amount of \$224,300.03 for Phase I work that included streetscape site preparation work, Davie Street paving and municipal storm drainage. Contract 2005-060A was set up to track these expenditures.

This change order is the result of significant amounts of soil removal and replacement in the street and across the site due to unsuitable soils encountered while installing the storm sewer improvement. Soil restoration across the site was limited to that which was required to support the storm pipe. Additional storm sewer was added at the intersection of Friendly and Davie Street because of insufficient existing infrastructure.

BUDGET IMPACT: The additional funds for this change order can be found in the Storm Water Pipe Fund; Account No. 506-7005-01.6018 Act. No. 06074 in the amount of \$36,829.00. This change order will result in a 16% increase in the contract amount to a total contract amount of \$261,129.03.

RECOMMENDATION / ACTION REQUESTED: Engineering & Inspections requests that City Council approve Change Order #1 in the amount of \$36,829.00 to increase the contract amount of Contract 2005-060A.

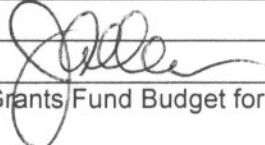
Item Number 26

OK



City of Greensboro
City Council
Agenda Item

TITLE: Amendment for Capital Funding From Time Warner Cable per Franchise Agreement

| | |
|--|---|
| Department: ODC | Current Date: 4/10/06 |
| Contact 1: Jim Collins | Public Hearing: No |
| Phone: 412-6311 | Advertising Date: NA |
| Contact 2: David Brown | Advertised By: NA |
| Phone: 412-6326 | Authorized Signature:  |
| Attachments: Attachment A: Ordinance Amending State, Federal, and Other Grants Fund Budget for Capital Replacement per Time Warner Cable Franchise Agreement | |

PURPOSE

Time Warner Cable, Inc., as part of the cable franchise agreement with the City of Greensboro, has agreed to provide funding for the replacement of equipment in Channel 13. This payment dates to 2001. A budget amendment needs to be approved by the City Council to permit the expenditure of funds.

BACKGROUND

Channel 13 is the government portion of the franchise agreement with Time Warner. Pursuant to this agreement, Time Warner will provide capital funding to replace equipment used directly in the operation of Channel 13. Currently, there is \$30,350 available for capital replacement. These funds will go toward the purchase of a new television production switcher.

BUDGET IMPACT

This grant will not require any additional city funding.

RECOMMENDATION/ACTION REQUESTED

It is recommended that the City Council adopt the attached budget ordinance establishing \$30,350 from Time Warner for the replacement of capital equipment associated with Channel 13.

Attachment A

**ORDINANCE AMENDING STATE, FEDERAL AND OTHER GRANTS FUND BUDGET FOR
CAPITAL REPLACEMENT PER TIME WARNER CABLE FRANCHISE AGREEMENT**

Section 1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the State, Federal, and Other Grants Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the State, Federal and other Grants Fund be increased as follows:

| <u>Account</u> | <u>Description</u> | <u>Amount</u> |
|-----------------------|---------------------------|----------------------|
| 220-2510-01.6059 | Other Capital Equipment | <u>\$30,350</u> |
| Total | | \$30,350 |

And, that this increase be financed by increasing the following State, Federal, and Other Grants Funds accounts:

| <u>Account</u> | <u>Description</u> | <u>Amount</u> |
|-----------------------|-----------------------------------|----------------------|
| 220-2510-01.8620 | Donations & Private Contributions | <u>\$30,350</u> |
| Total | | \$30,350 |

Section 2

And, that this ordinance should become effective upon adoption.



City of Greensboro
City Council
Agenda Item

TITLE: Loans and Grants for City Council Approval

| | | | |
|--------------|--|-----------------------|---------------------|
| Department: | Housing and Community Development | Current Date: | April 19, 2006 |
| Contact 1: | Andy Scott | Public Hearing: | NA |
| Phone: | 373-2028 | Advertising Date: | NA |
| Contact 2: | Dan Curry | Advertised By: | NA |
| Phone: | 373-2751 | Authorized Signature: | <i>Dan J. Curry</i> |
| Attachments: | Attachment 1 – Lead Safe Housing Initiative Grants Attachment 2 – Housing Repair Grants for Purchasers of Project Homestead Homes | | |

PURPOSE: On March 1, 2005 the City Council adopted a resolution that required Council approval of loans and grants over \$10,000. Attached are brief summaries of these proposed loans and/or grants.

BACKGROUND: City Council has requested that the City Manager include on the regular Council Consent Agenda all loans and grants in excess of \$10,000.00 which are to be disbursed through the City budget as direct loans or grants, or pass through loans or grants on the recommendation of agencies, non-profits, or other organizations acting on behalf of the City, for final approval before such funds are disbursed. Attached is the information on the loans/grants Council has before it tonight.

RECOMMENDATION / ACTION REQUESTED: The City Council is requested to consider the approval of these loans/grants.

Attachment 1
Lead Safe Housing Initiative Grant

| | |
|---|--|
| Agency Making Recommendation: | Dept. of Housing & CD |
| Loan/Grant Program: | Lead Safe Housing Program |
| Source of Funding: | HUD Lead Grant; HUD CDBG Grant; |
| Entity Receiving the Loan/Grant: | A.C. Bartholomew |
| Location: | 601 Broad Avenue |
| Amount of the Loan/Grant: | \$ 29,910 Lead Program Grant \$ 6,060 CDBG Grant \$ 35,970 Total |
| Purpose of the Loan/Grant: | Lead remediation from rental property |
| Terms of the Loan/Grant: | Grant |

| | |
|---|---|
| Agency Making Recommendation: | Dept. of Housing & CD |
| Loan/Grant Program: | Lead Safe Housing Program |
| Source of Funding: | HUD Lead Grant; HUD CDBG Grant; |
| Entity Receiving the Loan/Grant: | Jeff & Elizabeth Nall |
| Location: | 612 Arlington Street |
| Amount of the Loan/Grant: | \$ 30,000 Lead Program Grant \$ 18,840 CDBG Grant \$ 48,840 Total |
| Purpose of the Loan/Grant: | Lead remediation from rental property |
| Terms of the Loan/Grant: | Grant |

Agenda Item: _____

Attachment 2
Housing Repair Grants for Purchasers of Project Homestead Homes**

| Last/Co Name | First Name | St. No. | Property Address | Repair Cost |
|-------------------------|-------------------|--------------------|-----------------------------|--------------------|
| Ingram | Barron | 2206 | Blair-Khazan Drive | \$2,250 |
| Cummings | Kevin | 2214 | Tillman Avenue | \$795 |

** All repair grants being provided to purchasers of homes built by Project Homestead will be submitted to the City Council for approval, regardless of funding amount.

Agenda Item: _____



City of Greensboro
City Council
Agenda Item

TITLE: Ordinance changing the name of the westernmost section of Byers Road to Byers Ridge Drive.

| | | | |
|--------------|--------------------------|-----------------------|-------------------------------|
| Department: | Planning | Current Date: | 4/19/06 |
| Contact 1: | Alec MacIntosh | Public Hearing: | NA |
| Phone: | 373-2747 | Advertising Date: | |
| Contact 2: | Dick Hails | Advertised By: | |
| Phone: | 373-2922 | Authorized Signature: | <i>Alexander G. MacIntosh</i> |
| Attachments: | Attachment A: PL(P)06-06 | | |

PURPOSE:

A preliminary subdivision plat has been approved that continues the alignment of the westernmost section of Byers Road both northward and southward, so as to form a separate road alignment which the other part of Byers Road will tee into. This preliminary plat proposes the new street name Byers Ridge Drive on the westernmost section. It is City policy for a continuous alignment of a local street to carry one street name wherever practical. Council approval is required in order for this change to be made.

BACKGROUND:

Byers Road has three sections. The longest section, the one with the most houses, runs from Lees Chapel Road southward to an elbow bend. After this elbow bend, the next section runs westward to another elbow bend. Then the third section runs southward to the end of the street. It is this third section that is proposed for a name change.

That section came into existence sometime prior to 1965. It is paved and City-maintained. 10 houses are addressed on it.

In March the Planning Board held a public hearing on a different proposed new name. Mr. Joe Westmoreland, representing the street's residents, spoke against that proposed name change. The Planning Board then tabled the item so that the subdivision developer and the residents could have further discussion. Prior to the Board's April meeting, the developer and the residents indicated to staff agreement on the new name Byers Ridge Drive. At the April Board meeting there were no speakers at the public hearing.

BUDGET IMPACT:

Cost of a new street name sign.

RECOMMENDATION / ACTION REQUESTED:

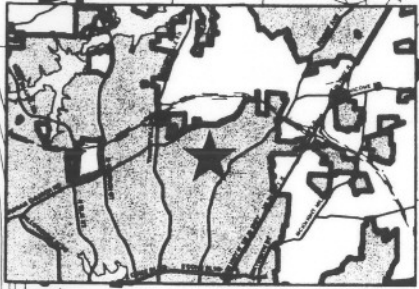
The TRC recommended this street name to the Planning Board and to City Council.

This street name change was recommended to the City Council by the Planning Board at its April 19, 2006 meeting on a vote of 6-0 (Marks, Rhodes, Bryson, Hall, Landau, McIntyre).

Agenda Item: 29

CITY COUNCIL
May 2, 2006

ATTACHMENT A



PROPOSED STREET
NAME CHANGE
Byers Rd to
Byers Ridge Dr

PL(P) 06-06



1"=300'
SHEET
178

AN ORDINANCE CHANGING NAME OF STREET

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the following street name change is hereby authorized to become effective immediately:

PRESENT NAME

PORTION

NEW NAME

Byers Road

Westernmost section of Byers
Road

Byers Ridge Drive



City of Greensboro
City Council
Agenda Item

TITLE: Resolution Approving Capital Fund Expenditures From a Portion of the Occupancy Tax for Debt Reduction on the Expansion of the Coliseum

| | | | |
|--------------|--|-----------------------|-------------------|
| Department: | Finance | Current Date: | April 21, 2006 |
| Contact 1: | Richard Lusk, Finance Director | Public Hearing: | |
| Phone: | 373-2077 | Advertising Date: | |
| Contact 2: | Marlene Druga, Deputy Finance Dir. | Advertised By: | |
| Phone: | 373-2077 | Authorized Signature: | <i>R. L. Lusk</i> |
| Attachments: | (A) Resolution Approving Capital Fund Expenditures | | |

PURPOSE: The Greensboro/Guilford County Tourism Development Authority (TDA) has allocated \$900,000 in Hotel/Motel tax funds to supplement Hotel/Motel tax funds of the City for FY 05-06 debt service expenditures for Coliseum improvements. The TDA payment will come from the "City Capital" account which may be used for convention and tourism capital improvements, including debt service costs incurred in financing capital improvements.

BACKGROUND: Growth in Hotel/Motel tax revenue has slowed since 2000 and it has not been sufficient to fund total debt service expenditures on Coliseum improvements that were financed in the 1990's. Since 2003 the TDA has provided \$500,000 in supplemental funds for debt service expenditures on Coliseum improvements. An additional \$900,000 is needed in FY 05-06. Additional transfers from the TDA will also be needed for the next several fiscal years. This transfer of funds requires approval by the Guilford County Board of Commissioners and the City of Greensboro. The Commissioners approved the payment on April 20, 2006 and the City Council is requested to approve the transfer at its May 2, 2006 meeting.

BUDGET IMPACT: The TDA will transfer funds to the City to supplement its debt service requirements in FY 05-06.

RECOMMENDATION / ACTION REQUESTED: It is recommended by the City Manager's office that the attached resolution approving the allocation of \$900,000 from the "City Capital" account of the TDA be approved for use in supplementing debt service payments on Coliseum improvements.

RESOLUTION APPROVING CAPITAL FUND EXPENDITURES FROM A
PORTION OF THE SEVENTY PERCENT (70%) NET PROCEEDS OF THE
OCCUPANCY TAX RECEIVED BY THE GREENSBORO/GUILFORD COUNTY
TOURISM DEVELOPMENT AUTHORITY FROM THE ORIGINAL GUILFORD
COUNTY THREE PERCENT (3%) ROOM OCCUPANCY TAX FOR THE
EXPANSION OF THE COLISEUM AND DEBT REDUCTION

WHEREAS, in 1989 the General Assembly amended an act permitting Guilford County to levy a three percent (3%) room occupancy and tourism development tax;

WHEREAS, after allocating \$170,000.00 for specific tourist-related events or activities, the remaining portion of twenty percent (20%) of the seventy percent (70%) net proceeds of the occupancy tax received by the Authority shall go to the City of Greensboro for convention and tourism capital improvements;

WHEREAS, in the opinion of the Greensboro/Guilford County Tourism Development Authority, existing and future revenues, not to exceed \$900,000.00 in this capital fund should be expended for the Greensboro Coliseum:

1. That Coliseum expansion debt of \$900,000.00 for the fiscal year 2005-2006 will be covered from this capital fund.

WHEREAS, by law, the approval of such expenditures shall be a joint decision by The Greensboro City Council, the County Commissioners and the Greensboro/Guilford County Tourism Development Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF GREENSBORO:

1. That the City Council of the City of Greensboro hereby approves the expenditures of existing and future revenues, not to exceed \$900,000.00 from the above mentioned capital fund for the purpose of offsetting Coliseum expansion debt for the fiscal year 2005-2006.
2. That the Authority is authorized to enter into a Memorandum of Understanding with the Greensboro City Manager to implement the above-mentioned improvements. All transactions pursuant to this resolution shall be undertaken in strict compliance with applicable laws and this approval is subject to applicable laws.

Budget Adjustments Approved by Budget Officer

March 01, 2006 - March 31, 2006

In compliance with G.S.159-15 and Resolution passed by Council on July 2,1973,
the following budget adjustments are submitted for your information

| Budget Adj# | Department Account Description | Account Number | | Amount |
|-------------|---------------------------------------|------------------|------------------|------------------|
| | | From | To | |
| 2006253 | TRANSPORTATION | | | \$35,000 |
| | TEMPORARY SERVICES | 505-4511-01.5414 | | |
| | TRANSFER TO EQUIPMENT SERVICES FUND | | 505-4511-01.6680 | |
| 2006254 | WATER RESOURCES | | | \$40,000 |
| | OTHER CAPITAL EQUIPMENT | 501-7071-01.6059 | | |
| | OTHER IMPROVEMENTS | | 501-7063-01.6019 | |
| 2006255 | EXECUTIVE | | | \$29,875 |
| | ADVERTISING | 216-0215-14.5221 | | |
| | OUTSIDE PRINTING & PUBLISHING | 216-0215-14.5224 | | |
| | SALARIES & WAGES | 216-0216-10.4110 | | |
| | OTHER CONTRACTED SERVICES | | 216-0215-13.5429 | |
| | OTHER CONTRACTED SERVICES | | 216-0216-13.5429 | |
| 2006256 | WATER RESOURCES | | | \$30,000 |
| | CONTINGENCY | 501-7011-01.5990 | | |
| | MISCELLANEOUS SUPPLIES | | 501-7013-01.5239 | |
| 2006257 | Non-Departmental | | | \$6,410 |
| | MISCELLANEOUS | 101-9550-01.5949 | | |
| | HEAT & ELECTRIC | | 101-9520-25.5121 | |
| 2006258 | WATER RESOURCES | | | \$20,000 |
| | CONTINGENCY | 501-7011-01.5990 | | |
| | MAINTENANCE & REPAIR-STREETS | | 501-7031-01.5611 | |
| 2006259 | MANAGEMENT INFORMATION SYSTEMS | | | \$58,000 |
| | CAPITAL LEASES | 101-0730-01.5251 | | |
| | OTHER SERVICES | | 101-0720-03.5419 | |
| 2006260 | TRANSPORTATION | | | \$620,000 |
| | STREET CONSTRUCTION AND PAVING | 401-6010-01.6014 | | |
| | TRAFFIC SIGNAL & LIGHTING EQUIPMENT | | 401-4531-01.5240 | |
| 2006261 | TRANSPORTATION | | | \$446,264 |
| | MAINTENANCE & REPAIR-STREETS | 402-4531-01.5611 | | |
| | TRAFFIC SIGNAL & LIGHTING EQUIPMENT | | 402-4531-01.5240 | |
| | CONTINGENCY | | 402-4531-01.5990 | |
| 2006262 | WATER RESOURCES | | | \$6,000 |
| | OTHER CAPITAL EQUIPMENT | 501-7051-01.6059 | | |
| | OTHER CAPITAL EQUIPMENT | | 501-7051-01.6059 | |

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|---------|---|------------------|------------------|------------------|
| 2006263 | HUMAN RESOURCES | | | \$5,000 |
| | IN-HOUSE PRINTING SERVICES | 684-1001-03.5431 | | |
| | MISCELLANEOUS | 684-1001-03.5949 | | |
| | ROSTER WAGES | | 684-1002-03.4140 | |
| 2006264 | WATER RESOURCES | | | \$161,000 |
| | SEWER LINES | 511-7044-01.6017 | | |
| | CONSULTANT SERVICES | 511-7062-06.5413 | | |
| | OTHER IMPROVEMENTS | | 511-7025-05.6019 | |
| 2006265 | PARKS AND RECREATION | | | \$49,180 |
| | TELEPHONE-LOCAL | 101-5006-01.5111 | | |
| | HEAT & ELECTRIC | 101-5007-24.5121 | | |
| | HEAT & ELECTRIC | 101-5007-26.5121 | | |
| | CONTRACTED MAINT BUILDINGS AND GROUNDS | 101-5009-01.5422 | | |
| | OTHER SERVICES | | 101-5004-01.5419 | |
| 2006266 | PARKS AND RECREATION | | | \$49,980 |
| | ROSTER WAGES | 101-5004-01.4140 | | |
| | ROSTER WAGES | 101-5005-03.4140 | | |
| | ROSTER WAGES | 101-5005-04.4140 | | |
| | ROSTER WAGES | 101-5005-07.4140 | | |
| | MISCELLANEOUS | | 101-5001-01.5949 | |
| 2006267 | WATER RESOURCES | | | \$233,700 |
| | OTHER CAPITAL EQUIPMENT | 503-7003-01.6059 | | |
| | MAINTENANCE & REPAIR - EQUIPMENT | | 503-7003-01.5621 | |
| 2006268 | ENGINEERING AND INSPECTIONS | | | \$44,500 |
| | MAINTENANCE & REPAIR - BUILDINGS | 101-6007-14.5613 | | |
| | MAINTENANCE & REPAIR - OTHER | 101-6011-01.5627 | | |
| | MAINTENANCE & REPAIR - BUILDINGS | | 101-6007-01.5613 | |
| 2006269 | WATER RESOURCES | | | \$50,000 |
| | HEAT & ELECTRIC | 501-7011-01.5121 | | |
| | MAINTENANCE & REPAIR-STREETS | | 501-7031-01.5611 | |
| 2006270 | WATER RESOURCES | | | \$2,000 |
| | OTHER CAPITAL EQUIPMENT | 501-7044-01.6059 | | |
| | OTHER CAPITAL EQUIPMENT | | 501-7044-01.6059 | |
| 2006271 | FIRE | | | \$13,545 |
| | COMPUTER SOFTWARE | 101-4001-02.5212 | | |
| | RADIO SERVICES | | 101-4001-01.5435 | |
| 2006272 | FIRE | | | \$40,000 |
| | OTHER CAPITAL EQUIPMENT | 445-4003-01.6059 | | |
| | OFFICE EQUIPMENT & FURNITURE | | 445-4003-01.5214 | |
| 2006273 | PARKS AND RECREATION | | | \$12,248 |
| | LAND | 410-5008-01.6011 | | |
| | LAND | | 410-5007-07.6011 | |

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| 2006274 | TRANSPORTATION | | | \$100,000 |
| | STREET CONSTRUCTION AND PAVING | 441-6003-18.6014 | | |
| | STREET CONSTRUCTION AND PAVING | | 441-6003-20.6014 | |
| 2006275 | WATER RESOURCES | | | \$40,000 |
| | LEGAL SERVICES | 511-7056-02.5412 | | |
| | BUILDINGS | | 511-7056-03.6013 | |
| 2006276 | FIRE | | | \$1,100 |
| | OFFICE EQUIPMENT & FURNITURE | 101-4006-14.5214 | | |
| | MAINTENANCE & REPAIR - BUILDINGS | | 101-4006-14.5613 | |
| 2006277 | WATER RESOURCES | | | \$40,000 |
| | BUILDINGS | 511-7056-03.6013 | | |
| | CONSULTANT SERVICES | | 511-7056-03.5413 | |
| 2006278 | ENVIRONMENTAL SERVICES | | | \$20,000 |
| | OTHER CONTRACTED SERVICES | 101-6505-02.5429 | | |
| | MAINTENANCE & REPAIR - BUILDINGS | | 101-6505-01.5613 | |
| 2006279 | PARKS AND RECREATION | | | \$17,000 |
| | PROGRAM SUPPLIES | 101-5005-05.5237 | | |
| | MAINTENANCE & IMPROVEMENT - GROUNDS | 101-5018-01.5612 | | |
| | HEAT & ELECTRIC | 101-5019-05.5121 | | |
| | HEAT & ELECTRIC | | 101-5012-01.5121 | |
| 2006280 | BUDGET AND EVALUATION | | | \$35,000 |
| | TRANSFER TO EQUIPMENT SERVICES FUND | 505-4511-01.6680 | | |
| | RENTAL OF LICENSED CITY VEHICLES | | 505-4511-01.5256 | |
| 2006281 | ENGINEERING AND INSPECTIONS | | | \$138,257 |
| | STREET CONSTRUCTION AND PAVING | 441-6003-20.6014 | | |
| | SIDEWALK CONSTRUCTION | | 441-6003-20.6015 | |
| 2006282 | WAR MEMORIAL COLISEUM COMPLEX | | | \$40,000 |
| | OTHER CONTRACTED SERVICES | 521-7535-01.5429 | | |
| | MISCELLANEOUS | | 521-7510-01.5949 | |
| 2006283 | ENGINEERING AND INSPECTIONS | | | \$20,000 |
| | MAINTENANCE & REPAIR - BUILDINGS | 101-6505-01.5613 | | |
| | CONTRACTED MAINT BUILDINGS AND GROUNDS | | 101-6006-02.5422 | |
| 2006284 | WATER RESOURCES | | | \$169,560 |
| | OFFICE EQUIPMENT & FURNITURE | 510-7015-01.5214 | | |
| | CONSULTANT SERVICES | 510-7015-01.5413 | | |
| | BUILDINGS | 510-7015-01.6013 | | |
| | OTHER IMPROVEMENTS | 510-7024-01.6019 | | |
| | OTHER IMPROVEMENTS | | 510-7025-01.6019 | |
| | LEGAL SERVICES | | 510-7056-01.5412 | |
| | LEGAL SERVICES | | 510-7056-02.5412 | |
| 2006285 | TRANSPORTATION | | | \$288,588 |
| | STREET CONSTRUCTION AND PAVING | 441-6005-02.6014 | | |
| | STREET LIGHTING/TRAFFIC SIGNALS | | 441-6005-02.5122 | |

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| 2006286 | FIRE | | | \$2,500 |
| | MAINTENANCE & REPAIR - EQUIPMENT | 101-4004-02.5621 | | |
| | OFFICE EQUIPMENT & FURNITURE | 101-4006-05.5214 | | |
| | OFFICE EQUIPMENT & FURNITURE | 101-4006-07.5214 | | |
| | MAINTENANCE & REPAIR - BUILDINGS | | 101-4006-05.5613 | |
| 2006287 | EXECUTIVE | | | \$25,000 |
| | SALARIES & WAGES | 101-0201-01.4110 | | |
| | CONSULTANT SERVICES | | 101-0201-01.5413 | |
| 2006288 | FINANCE | | | \$60,000 |
| | COMPUTER SYSEMS LEASE PURCHASE | 686-1001-01.6057 | | |
| | MAINT & REPAIR - COMMUNICATION EQUIPT. | | 686-1001-01.5622 | |
| | MISCELLANEOUS | | 686-1001-01.5949 | |
| 2006289 | WATER RESOURCES | | | \$74,159 |
| | WATER LINES | 503-7013-01.6016 | | |
| | SEWER LINES | 503-7013-02.6017 | | |
| | OTHER IMPROVEMENTS | | 503-7002-01.6019 | |
| 2006290 | WATER RESOURCES | | | \$192,609 |
| | SEWER LINES | 511-7062-05.6017 | | |
| | OTHER IMPROVEMENTS | | 511-7062-05.6019 | |
| 2006291 | WATER RESOURCES | | | \$37,482 |
| | SEWER LINES | 511-7044-01.6017 | | |
| | SEWER LINES | | 511-7062-04.6017 | |
| 2006292 | PARKS AND RECREATION | | | \$400,000 |
| | BUILDINGS | 443-5007-01.6013 | | |
| | CONSULTANT SERVICES | | 443-5007-01.5413 | |
| 2006293 | WATER RESOURCES | | | \$42,947 |
| | CONSULTANT SERVICES | 503-7007-01.5413 | | |
| | CONTRIBUTIONS TO GOVERNMENTAL AGENCIES | | 503-7005-01.5932 | |
| 2006294 | ENGINEERING AND INSPECTIONS | | | \$5,000 |
| | OTHER IMPROVEMENTS | 410-6008-01.6019 | | |
| | OFFICE EQUIPMENT & FURNITURE | | 410-6008-01.5214 | |
| 2006295 | WATER RESOURCES | | | \$220,000 |
| | SEWER LINES | 511-7024-01.6017 | | |
| | SEWER LINES | 511-7062-05.6017 | | |
| | SEWER LINES | | 511-7062-01.6017 | |
| 2006296 | WATER RESOURCES | | | \$192,610 |
| | OTHER IMPROVEMENTS | 510-7062-04.6019 | | |
| | LEGAL SERVICES | | 510-7056-02.5412 | |
| 2006297 | MANAGEMENT INFORMATION SYSTEMS | | | \$38,553 |
| | ROSTER WAGES | 101-0701-01.4140 | | |
| | ROSTER WAGES | 101-0720-03.4140 | | |
| | ROSTER WAGES | 101-0720-04.4140 | | |

ROSTER WAGES

101-0720-01.4140

ROSTER WAGES

101-0720-05.4140

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| 2006298 | TRANSPORTATION | | | \$50,000 |
| | TRAFFIC SIGNAL & LIGHTING EQUIPMENT | 401-4531-01.5240 | | |
| | OTHER CAPITAL EQUIPMENT | | 401-4531-01.6059 | |
| | OTHER CAPITAL EQUIPMENT | | 401-4531-01.6059 | |
| | OTHER CAPITAL EQUIPMENT | | 401-4531-01.6059 | |
| 2006299 | WATER RESOURCES | | | \$50,000 |
| | MAINTENANCE & REPAIR - INCINERATOR | 501-7051-01.5624 | | |
| | MISCELLANEOUS SUPPLIES | | 501-7013-01.5239 | |
| 2006300 | TRANSPORTATION | | | \$70,026 |
| | STREET CONSTRUCTION AND PAVING | 401-4531-01.6014 | | |
| | SIDEWALK CONSTRUCTION | | 401-4531-01.6015 | |

DISBURSEMENTS MADE BY THE CITY TREASURER

6-Apr-06

The following report covering voucher numbers 144464 through 145321 in the amount of \$13,108,391.32 is submitted for your information

Vouchers issued against approved contracts for service & construction projects

| | |
|---|--------------|
| Greenways, Inc. - design service for Battleground rail trail project | \$ 22,396.00 |
| Jewell Engineering Consultants - Lake Townsend dam evaluation/rehab study | 20,513.10 |
| Yates Construction Co. - Twilla Acres water, sewer, sewer outfall & Ranhurst Road extension project | 264,735.87 |
| Haden-Stanziale - Summit Avenue corridor study | 17,530.59 |
| Duke Power Co. - specialty lighting for E. Market Street project | 288,587.73 |
| Black & Veatch - design services for electrical improvements at Lake Townsend Plant | 79,103.03 |
| Kenneth R. Greene Utility Contractor - sanitary sewer rehab project | 202,464.88 |
| US Infrastructure - thoroughfare sidewalk project | 32,745.77 |
| Yates Construction Co. - culvert construction for Elm Street South | 62,461.18 |
| Elrod Electrical Service - additional electrical service for Coliseum parking | 27,965.00 |
| McKim & Creed - GIS mapping services | 35,009.92 |
| Piedmont Regional Water Authority - 48" transmission line crossing for Randleman Dam project | 397,130.29 |
| Withers & Ravenel - professional services for Greensboro Sewer GPS | 13,823.13 |
| Camp, Dresser & McKee - engineering services for water control structure at South Buffalo Creek | 38,165.00 |
| Cline Design Assoc. - design services for Gateway Gardens | 27,131.85 |
| Crest Construction Services - renovations to Guilford Metro 911 | 66,618.58 |
| Hendrix & Corriher Construction - garage addition for Hugh Medford Center | 267,594.69 |
| Mustang Enterprises - sidewalk improvement project | 21,344.24 |
| Thalle Construction Co. - Reedy Fork sanitary sewer force main improvement | 196,231.62 |

Vouchers issued against approved contracts for equipment, supplies & items purchased by Council approval

| | |
|--|-----------|
| City of Greensboro - purchase of lot at 907 Sevier Street in Ole Asheboro neighborhood for Community Development | 10,432.18 |
| Clinard Oil Co. - diesel fuel | 14,399.09 |
| Noland Co. - drop cords for Coliseum | 10,210.22 |
| Sherwin Industries - crack sealant material for Transportation Dept. | 10,980.88 |

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| Greensboro Chamber of Commerce - events & sponsorships for WIA program | \$ 17,525.00 |
| Clinard Oil Co. - diesel fuel | 15,229.26 |
| Lutheran Family Services - disaster expense for Katrina evacuees | 15,416.11 |
| Recorded Books - CD subscription for Library | 17,471.80 |
| Hersey Meters Co. - water meters | 12,339.24 |
| IKEX, LLC - fertilizer | 14,442.43 |
| Lexington Lawn & Garden - purchase of tractors | 49,956.99 |
| Potter Oil - bio diesel fuel | 42,070.72 |
| Rosenblatt & Assoc. - cable mounts for Transportation Dept. | 11,307.29 |
| Sherwin-Williams - traffic paint | 15,115.62 |
| Transource - front loading refuse truck | 171,296.00 |
| US Foundry - manhole covers | 18,671.50 |
| IG Development - lead rehab services for 1513 Highland Avenue | 12,840.00 |
| Cain's Builders - lead rehab services for 1104 Caldwell Street | 14,725.00 |
| Fords Siding & Remodeling Co. - lead rehab services for 743 Park Avenue | 12,462.00 |
| Guilford County - expenses for watershed bond issue | 225,334.05 |
| J&E Uniforms - uniforms for Transportation Dept. | 35,746.99 |
| Kyle's Friendly Service - unleaded & diesel fuel | 78,818.88 |
| Penn Paper Co. - recycling bags | 17,190.51 |
| Smith Turf - purchase of utility vehicle & mower | 42,222.20 |
| SMO - janitorial services for Coliseum | 23,133.75 |
| Terry Labonte Chevrolet - purchase of vehicle | 17,067.00 |
| USA Staffing - temporary services | 36,218.61 |
| Atlantic Coast Conference - ACC Tournament tickets | 95,535.00 |
| Brooks, Pierce, McLendon, Humphrey & Leonard - legal services | 139,471.45 |
| MBNA America Delaware - procurement card charges | 461,319.23 |
| RF Micro Devices - economic development grant | 104,667.00 |
| Rice Toyota Sales - purchase of vehicle | 22,550.28 |
| Brenntag Southeast - chemicals | 23,461.87 |
| GTCC - book fees for WIA students | 22,668.46 |
| Triad Freightliner - purchase of dump trucks | 263,217.00 |
| Brenntag Southeast - chemicals | 10,318.10 |
| Gateco Oil Co. - diesel fuel | 14,374.75 |
| Kyle's Friendly Service - unleaded fuel | 17,776.20 |
| Transource - front loading refuse truck | 171,296.00 |
| USA Staffing - temporary services | 23,954.18 |
| Ecoflo - electronic & household hazardous waste program | 22,795.81 |
| Camera Graphics - printing services for Carolina Yard booklet | 14,552.00 |
| Daktronics - upgrade of video scoreboard at Coliseum | 237,564.62 |
| Kyle's Friendly Service - unleaded fuel | 34,371.48 |
| Potter Oil - bio diesel fuel | 27,655.08 |
| West Virginia Signal & Light - traffic signal cabinets | 84,000.00 |
| Clinard Oil Co. - diesel fuel | 19,962.99 |

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| Hersey Meters Co. - water meters | \$ 52,811.94 |
| Lawmen's Safety Supply - ammunition for Police Dept. | 17,520.00 |
| Showfety's - uniforms for Police Dept. | 115,784.70 |
| Triad Freightliner - purchase of truck with crane | 186,938.00 |

Vouchers issued against budget for payroll & fringe benefits

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|---|--------------|
| Wachovia - gross payroll expense for payroll ended 03/31/06 | 5,561,984.31 |
| Internal Revenue Service - FICA expense for payroll ended 03/31/06 | 267,971.58 |
| NC Local Governmental Employees Retirement System - pension expense for payroll ended 03/31/06 | 316,446.29 |
| United Health Care - medical insurance premium for March | 172,614.50 |
| City of Greensboro - dental insurance premium for March | 23,057.50 |
| Wachovia - gross payroll expense for payroll ended 03/31/06 | 31,887.00 |
| Wachovia - gross Coliseum payroll expense for period ended 03/26/06 | 23,249.47 |
| Wachovia - gross Coliseum payroll expense for period ended 04/02/06 | 20,616.41 |

Vouchers issued against approved resolutions & real estate purchases

| | |
|---|-----------|
| Nancy Goff DeSanto - condemnation settlement for Friendly Avenue widening | 10,000.00 |
| Lake Jeanette Assoc. - purchase of easements for Sweetbriar Road South outfall project | 11,142.00 |
| Gladys C. Coble - cost to cure for landscaping & purchase of easements for Summit Avenue outfall project | 14,541.20 |

Vouchers issued against budget authorization not under contract

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| City of Burlington - purchase of water | 129,471.10 |
| Duke Power Co. - utilities | 114,896.63 |
| Duke Power Co. - utilities | 11,484.08 |
| Bell South - phone service | 28,139.50 |
| Duke Power Co. - utilities | 53,551.69 |
| Nextel Communications - phone service | 11,994.72 |
| Piedmont Natural Gas - utilities | 11,074.89 |

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| Page Totals | \$ 12,042,864.80 |
| Vouchers less than \$10,000.00 | 1,065,526.52 |
| Total Issued | <u>13,108,391.32</u> |